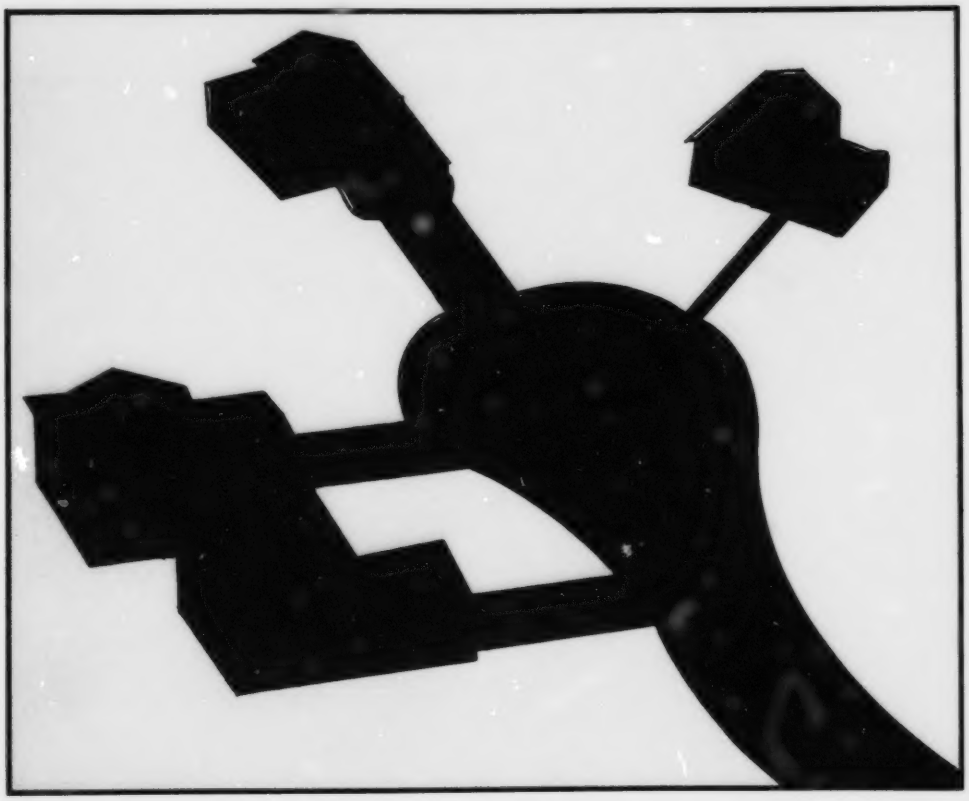
Vacant Lot Study



an inventory of land, lots and servicing capacity for selected alberta urban municipalities

Alberta
MUNICIPAL AFFAIRS

91-03976/

AN INVENTORY OF LAND, LOTS AND SERVICING CAPACITY FOR SELECTED ALBERTA URBAN MUNICIPALITIES

Alberta Municipal Affairs
Planning Services Division
Research and Development Branch

March 1990

CONTENTS

	Page
PART 1. INTRODUCTION	1
1.1 Purpose of Report	1
1.2 Overall Study Objectives	1
1.3 Municipalities Studied	1
1.4 Data Collection	1
1.5 Major Findings for 1989	4
1.6 Highlights of Report	2
PART 2. RESIDENTIAL LOT INVENTORIES	5
2.1 Vacant Serviced Residential Lot Inventory – 1989 Highlights	5
2.2 Developing Residential Lots and Lands Inventory	5
2.3 Vacant and Developing Residential Lots per Capita	6
2.4 Residential Growth Capacity as a Percentage of Existing Population	7
PART 3. COMMERCIAL LOT AND LAND INVENTORIES	9
3.1 Vacant and Developing Commercial Lots and Lands	9
3.2 Comparative Analysis by Size of Community	9
3.3 Ownership of Inventory	10
PART 4. INDUSTRIAL LOT AND LAND INVENTORIES	11
4.1 Vacant and Developing Industrial Lots and Lands	11
4.2 Comparative Analysis by Size of Community	11
4.3 Ownership of Inventory	12
PART 5. INVENTORIES OF RAW LAND	13
PART 6. RESIDENTIAL LAND INVENTORY ABSORPTION	14
6.1 Land Absorption Calculations	14
6.2 Population Carrying Capacities of Inventories	14
6.3 Rates of Growth and Inventory Absorption	14
6.4 Absorption by size of Community	15

APPENDICES

		Page
Appendix 1	Definitions	18
Appendix 2	Tables	20
Appendix 3	Survey Questionnaire	72

AN INVENTORY OF LAND, LOTS AND SERVICING CAPACITY FOR SELECTED ALBERTA URBAN MUNICIPALITIES

PART 1
INTRODUCTION

1.1 Purpose of Report

This study examines Alberta cities, towns and villages, with populations less than 50,000, to determine the extent of vacant lots and lands which are being held for future urban development. This is the fourth year the report has been prepared. The format of this report is similar to the previous 1989 report.

Although vacant lot and land inventories remain high for some municipalities, in others the outlook for future growth is more positive. Land development activity has picked up considerably in some areas of the province, and if it continues may result in a reduction in lot inventories for some municipalities.

1.2 Overall Study Objectives

The objectives of this study are to:

1. collect data on the availability and ownership of land in various stages of development in the municipalities studied.

2. examine comparative levels of land and lot inventories among the municipalities and identify those communities where levels of inventory may be judged to be excessive when considering the community's size and rate of growth.

1.3 Municipalities Studied

Surveys were sent to all urban municipalities of less than 50,000 population. Completed surveys were received from 185 municipalities. Detailed response rates are shown on Table 1, Appendix 2.

1.4 Data Collection

As with previous years, for the municipalities surveyed in 1989, questionnaires were used which included the previous year's information. Municipalities were asked to identify any changes in inventory. An example of the survey is included in Appendix 3. Responses were received over the spring and summer 1989.

1.5 Major Findings for 1989

Overall, inventories have not changed significantly this year, although the total area (acres) of land reported has dropped somewhat since last year (8,142 acres vs. 9,034 in '88). However the total number of lots for residential and commercial lands (21,002 vs. 20,517 in '88) has increased somewhat, while industrial lots have declined (2,545 vs. 2,685).

Again, it must be stressed that the changes reported may be due to the fact that there was some variation in the municipalities that responded to this year's survey from last year's.

Depending on how the provincial and local economies are affected in the 1990s most communities have enough land and lots to cope with any growth expectations. In contrast several of the larger centres may face increased demand for residential lots.

There is still quite a large number of communities, mostly villages and towns, that have a large inventory of vacant lots, primarily residential. Lot investment and servicing costs associated with large lot inventories usually have a much greater impact on these communities, making it more difficult to plan for orderly growth. The financial impact of large land and lot holdings hits smaller communities much harder than larger ones. In general, lots that have been vacant for many years will not have the same impact as recently purchased land.

As stated in previous reports a more accurate and full analysis of the land inventory situation in most municipalities would require additional detailed financial information.

1.6 Highlights of Report

Residential Lot Inventories

- In the year 1989, a total of 185 municipalities responding to the survey reported inventories totaling 12,543 vacant, serviced residential parcels, compared to 13,634 for 188 municipalities last year.
- Municipalities which have large numbers of lots under development compared to the size of the community include Claresholm (518), Nampa (175), Cardston (152), Stettler (142), Burdett (102), McLennan (100) and Redcliff (115).
- Municipalities with the largest current public activity in residential subdivision include Burdett (102), Canmore (201), Cardston (125), Claresholm (518), McLennan (100), Nampa (175), Redcliff (115), and Stettler (140).

- Municipalities with the largest amounts of private sector development include Beaumont (296), Cochrane (149), Fort McMurray (110), Peace River (281), Spruce Grove (158), St. Albert (685), Vegreville (169) and Whitecourt (178).
- In the group of 31 communities with populations between 1,000 and 2,000, 12 could accommodate less than 10% growth and 9 could accommodate 10% to 20% growth. The remaining 10 had capacity to accommodate growth in the range of 20% to 42%.
- Of the 26 communities with populations between 2,000 and 5,000, 12 had capacity for less than 10% growth and 9 could grow 10 to 20% on existing and developing lot inventories. Beaumont, Fox Creek and Vegreville had capacity for between 20% and 29% growth. At the high end Claresholm was 48.8% and Fairview was 31.4%.
- For the 24 largest communities studies, with populations greater than 5,000, nine had capacity for growth in line with the 5% to 10% guideline. Brooks, Camrose, Fort Saskatchewan, Innisfail, Leduc, Spruce Grove, St. Paul, Taber and Wetaskiwin were all under the 5% growth rate. Bonnyville, Crossfield, Crowsnest Pass, Morinville, Stettler and Whitecourt were all above the 10% growth rate, ranging from 12.6% to 25.3%.
- It was found that, on average, the communities could accommodate a 27.3% increase in population by utilizing their vacant housing stock and their existing vacant or developing residential lot supplies.
- When looking at all the municipalities included this year, 36 of them had inventories of residential lots that could accommodate growth for more than 20 years into the future (based on 1979–89 growth rates). 29 communities had between 10 and 20 years growth capacity. 65 communities had from 1 to 9 years growth capacity. Only 5 communities had zero growth capacity. The remainder had negative growth figures.

Commercial Lot Inventories

- For 1989 a total of 3,130 vacant and developing commercial lots were reported by municipalities as being in inventory (compared to 3,071 in 1988). Twenty–five communities reported that they had no inventory of commercial lots.

Industrial Lot and Land Inventories

- For 1989 a total of 2,545 vacant industrial lots were reported by 120 communities (compared to 2,685 reported for 108 municipalities in 1988). 3,592.6 acres of vacant industrial parcels were reported (this is the total area based on total lots of 2,545).
- In contrast to the residential and commercial inventories, industrial lot and land activity has much higher public ownership, at 62.2%, compared to private ownership at 37.8%.

PART 2
RESIDENTIAL LOT INVENTORIES

2.1 Vacant Serviced Residential Lot Inventory – 1989 Highlights

In the year 1989, a total of 185 municipalities responding to the survey reported inventories totaling 12,543 vacant, serviced residential parcels, compared to 13,634 for 188 municipalities last year.

For the second year in a row, the largest inventory was reported by the City of Fort McMurray (833 lots). The next largest inventories are in St. Albert (365), and Bonnyville (351). Only 3 municipalities indicated that they had no inventory of vacant residential lots, the same number as last year. For 1989 the largest numbers of vacant residential lots relative to the size of the community were found in Burdett (141), Gadsby (130), Glenwood (124), Hairy Hill (25), and Nampa (203).

The proportion of vacant residential lots owned by the public sector (defined as municipal and/or provincial ownership) as with 1988, varied widely among the communities. 24 municipalities reported private sector ownership only, while 24 municipalities reported 100% public sector ownership.

Both public and private sector ownership of vacant lots was reported in 70% of the communities, with the private sector at 55.8%; the public sector 44.1%. Some of the communities with major holdings of publicly owned residential lots and relatively small privately owned inventories include Edson (80%), Fort McMurray (83%), Hardisty (94%), Lamont (95%), and Taber (92%).

Table 2 in Appendix 2 provides data on the number and area of vacant, serviced residential parcels, by ownership, for each municipality.

2.2 Developing Residential Lots and Lands Inventory

In 1989 there was an increase, from 51 in 1988 to 69 municipalities who indicated that there were residential lots presently under development in their communities. This includes both lands which are under active application for subdivision and lots which have been subdivided but still require additional servicing before they are can be sold.

There were 5,329 lots identified as being under an active application for subdivision or requiring additional servicing. Municipalities having the largest number of lots under active development include Beaumont (296), Canmore (201), Claresholm (518), Peace River (281), St. Albert (685), Vegreville (242) and Whitecourt (204).

Municipalities which have large numbers of lots under development compared to the size of the community include Claresholm (518), Nampa (175), Cardston (152), Stettler (142), Burdett (102), McLennan (100) and Redcliff (115).

For 1989 a notable change has occurred. After two years of having the public sector more active than the private sector in residential land development, the private sector has now surpassed the public sector. Of the 5,329 residential lots under development 2,788, or 52%, are owned by the private sector, and 2,541, or 48%, are publicly owned. However, it is important to note that from year to year there has been a variation in the municipalities that responded to the survey. This situation can affect the overall analysis.

Municipalities with the largest current **public** activity in residential subdivision include Burdett (102), Canmore (201), Cardston (125) Claresholm (518), McLennan (100), Nampa (175), Redcliff (115), Stettler (140).

Municipalities with the largest amounts of **private** sector development include Beaumont (296), Cochrane (149), Fort McMurray (110), Peace River (281), Spruce Grove (158), St. Albert (685), Vegreville (169) and Whitecourt (178).

Table 3 in Appendix 2 provides information on the number and area of lots and land under development for residential uses in each municipality.

2.3 Vacant and Developing Residential Lots per Capita

As pointed out in previous reports, a level of inventory can be aimed for and expressed in "vacant residential lots per capita" if it is assumed that each lot will be occupied by one household. This number can be stated as .357 occupied lots per capita. To achieve a 5% inventory, the level aimed for is .018 vacant or developing residential lots per capita (5% x .357 lots per capita). Of the municipalities responding for 1989, 30 had inventories within the range of .018 to .036 vacant or developing residential lots per capita.

Of the 9 responding communities in 1989 (not the same 9 as 1988) with more than 10,000 population, 3 indicated inventories in the range of .02 to .03 vacant

residential lots per capita, 6 indicated inventories below this range and none indicated an inventory greater than .03 vacant residential lots per capita.

Table 4, in Appendix 2 presents information on the average number of vacant residential lots per capita for different sized communities. The table shows that the average number of vacant and developing residential lots per capita falls with the increase in the size of the community and the variation in the measure of vacant lots per capita decreases.

Tables 5 to 9 in Appendix 2 present data on the number and area of vacant and developing lots per capita for each group of comparably sized communities.

2.4 Residential Growth Capacity as a Percentage of Existing Population

Of the 75 communities with less than 500 population, Burdett, Cluny, Gadsby, Glenwood, and Nampa could more than double their size without the creation of any additional lots. In Gadsby and Cluny the number of vacant lots actually exceeds the total population of the village.

Keeping in mind the 5% to 10% growth capacity aimed for, based on vacant residential lots, the following highlights some of the findings in reference to Table 10, Appendix 2. The percentage of growth figures discussed relate to the right hand column of Table 10.

Of 29 municipalities with 500 to 1,000 residents, 6 reported inventories capable of accommodating 5% to 10% growth; 21 were able to accommodate 10% to 63% growth on vacant and developing lots. Capacity to accommodate more than 30% growth was found in Hines Creek, Hardisty, Thorsby, Hythe, Legal and Onoway. And one municipality – Nobleford, reported no vacant lots, thus has zero growth capacity. Eckville was also very low with 1.5%.

In the group of 31 communities with populations between 1,000 and 2,000, 12 could accommodate less than 10% growth and 9 could accommodate 10% to 20% growth. The remaining 10 had capacity to accommodate growth in the range of 20% to 42%.

Of the 26 communities with populations between 2,000 and 5,000, 12 had capacity for less than 10% growth and 9 could grow 10 to 20% on existing and developing lot inventories. Beaumont, Fox Creek and Vegreville had capacity for

between 20% and 29% growth. At the high end Claresholm was 48.8% and Fairview was 31.4%.

For the 24 largest communities studied, with populations greater than 5,000, nine had capacity for growth in line with the 5% to 10% guideline. Brooks, Camrose, Fort Saskatchewan, Innisfail, Leduc, Spruce Grove, St. Paul, Taber and Wetaskiwin were all under the 5% growth rate. Bonnyville, Crossfield, Crowsnest Pass, Morinville, Stettler and Whitecourt were all above the 10% growth rate, ranging from 12.6% to 25.3%.

Table 10 in Appendix 2 presents data on the amount of population growth which could be accommodated if all the vacant and developing residential lots were developed with housing.

PART 3
COMMERCIAL LOT AND LAND INVENTORIES

3.1 Vacant and Developing Commercial Lots and Lands

For 1989 a total of 3,130 vacant and developing commercial lots were reported by municipalities as being in inventory (compared to 3,071 in 1988). Twenty–five communities reported that they had no inventory of commercial lots. The area of commercial land in inventory as reported totalled 1,583 acres but was greater in 1988 at 1,620 acres. However, this figure is probably less than the actual area of vacant commercial land since 44 communities (38 in 1988) reported vacant commercial lots without providing the lot area information.

30 municipalities reported that a total of 216 lots were under development. In most instances this means that further commercial subdivision activity or development will occur.

Table 11 in Appendix 2 indicates the total number and area of vacant and developing commercial lots in each community. For comparison purposes per capita measures of the inventory are provided. As with previous yearly reports the smallest communities show the widest variation in the levels of commercial lot inventory measured in per capita terms.

3.2 Comparative Analysis by Size of Community

Of the 75 communities under 500 population 15 had no commercial lot inventories. For these smaller communities the total number of vacant commercial parcels varied from 0 to 125 (in Carmangay). However the average is 11 vacant commercial parcels per municipality. Inventories with the highest numbers of per capita commercial lots were found in the communities of Carmangay, Ferintosh, Fort Assiniboine, Hairy Hill and Lougheed which had more than 1 vacant commercial lot for every 10 people in the community, or 10 lots for every 100 residents. As with previous years the average number of vacant lots per capita for communities of less than 500 population was greater than for larger communities – approximately 3 times the average found in communities of 500 to 2,000 residents, and approximately 4 times the average found in communities with more than 2,000 residents.

The communities between 500 and 2,000 population have a range from zero vacant commercial lots in four municipalities to 77 vacant lots in Bow Island with an overall average of 13.6 vacant commercial lots per community. This works out to an average of 1.4 lots per 100 residents. Approximately 7% of the communities (five in total) have no vacant commercial parcels. Communities of this size which reported higher than average vacant commercial lot inventories include Beaver Lodge, Bow Island, Hines Creek, Hythe, Tofield and Two Hills.

For communities of more than 2,000 population the number of vacant commercial parcels per capita for 1989 again falls to an average of 0.5 vacant commercial lots per 100 residents (or 1 lot for every 200 people). In 1989, the communities significantly above this average include Bonnyville, Edson and Vegreville.

3.3 Ownership of Inventory

Private sector ownership of the total number of vacant and developing commercial lots (for all municipalities) has increased slightly in 1989 to 68.6%, up from 66% a year ago. Communities that have dominant public ownership and more than 20 commercial lots are Carmangay, Crowsnest Pass, Lougheed, Strome and Two Hills.

PART 4
INDUSTRIAL LOT AND LAND INVENTORIES

4.1 Vacant and Developing Industrial Lots and Lands

For 1989 a total of 2,545 vacant industrial lots were reported by 120 communities (compared to 2,685 reported for 108 municipalities in 1988). 3,592.6 acres of vacant industrial parcels were reported (this is the total area based on total lots of 2,545). As with data from previous years, this is an underestimate since 24 communities did not report the area of their vacant and developing industrial lot inventories, only the total number of lots. 26 of the 185 respondents indicated that industrial subdivision activity was in progress. The average number of vacant and developing industrial lots per capita for all sizes of community is at .009, the same as last year. For the 23 communities larger than 5,000 population this average is slightly lower at .005, the same as last year.

Table 12, in Appendix 2, indicates the total number and area of vacant and developing industrial lots in each municipality. As with the residential and commercial inventories, previously discussed, per capita measures of the inventory are also provided.

4.2 Comparative Analysis by Size of Community

For 1989 30 of the 75 communities with less than 500 population reported a vacant or developing industrial lot inventory. Vacant industrial lots which were significantly higher than the average number of 3.5 were found in Arrowood, Burdett, Carbon, Irma, Irvine, Lougheed, Nampa, and Standard. However the highest number of vacant industrial lots recorded did not exceed 37.

For the communities of 500 to 1,000 population, 9 of 29 municipalities reported no industrial land inventory. Bashaw, Mannville and Onoway reported inventories significantly above the average level of 9.6 lots per municipalities. Bashaw has 139 parcels on 156.8 acres – much higher than the inventory of any other community in this group.

In the next group of 31 communities, from 1,000 to 2,000 population, most (a total of 22) reported industrial lot inventories. The largest inventories were in Bow Island (25 parcels on 51.7 acres) Crossfield (49 parcels on 157 acres), Elk Point

(33 parcels on 27.7 acres), Nanton (27 parcels on 43.3 acres) and Vulcan (21 parcels on 39.9 acres). The overall average number of total industrial lots per community was 9.3.

For the largest communities with more than 2,000 population, 47 of 50 (94%) report inventories of vacant industrial lots. The largest inventories relative to size of the community were reported by Fort Macleod (71) and Redcliff (114).

4.3 Ownership of Inventory

In contrast to the residential and commercial inventories, industrial lot and land activity has much higher public ownership, at 62.2%, compared to private ownership at 37.8%. Communities that have dominant public ownership (over 60%) and greater than 50 publicly owned industrial lots include Bashaw, Camrose, Crowsnest Pass, Devon, Fort Macleod, Redcliff and St. Albert.

Private ownership of industrial land which is under development has dropped to 21% for 1989 from 50% last year (1988 data) and 86% in 1987. 53 municipalities have 50% or more private industrial land ownership. However, as with the commercial and residential data, it is important to note that there has been some variation from year to year in the municipalities that provide data for this study.

PART 5
INVENTORIES OF RAW LAND

Table 13 in Appendix 2 provides 1989 data on the areas of land (note: not total lots but area i.e. number of acres) that municipalities have reported as being in an unserviced state and not subject to current subdivision or development applications. These lands have usually been annexed for future development to accommodate long term growth. Final designation in land use bylaws for the ultimate urban use is usually deferred until the time of development.

No detailed analysis has been made of this information (as with previous reports) and it is presented as it was received from each municipality. Also consistent with previous years, many municipalities did not have access to data on the area of parcels and were unable to report this information. For 1989 a total of 53 municipalities did not report on raw land. There is likely a much greater amount of raw land in existence than is reported in Table 13 because of the low response rate.

Last year only 5 municipalities reported more than 1 acre of raw land per capita: Fort Macleod, Irvine, Burdett, Carmangay and Munson. For 1989, 6 municipalities were in this category: Burdett, Carmangay, Fort Mcleod, Irvine, Munson and New Sarepta.

PART 6
RESIDENTIAL LAND INVENTORY ABSORPTION RATES

6.1 Lot Absorption Calculations

The time needed to absorb the present inventories of vacant housing and residential lots can be estimated in two steps. The first step is to calculate the population carrying capacity of vacant housing and residential parcels. The second step is to determine rates of population growth and to calculate the number of years which would be required to absorb the inventory. The results of these calculations are indicated on Table 14, in Appendix 2.

6.2 Population Carrying Capacities of Inventories

The calculated population carrying capacity information is provided on Table 14. The capacity is also expressed as a percentage of the 1989 population of the community. Burdett (165%), Cluny (218%), Gadsby (765%), Glenwood (157%), and Nampa (119%), all have very high population growth capacities over 100%.

It was found that, on average, the communities could accommodate a 27.3% increase in population by utilizing their vacant housing stock and their existing vacant or developing residential lot supplies. This figure is identical to last year's figure, even though the respondents were in some cases different this year. The average annual compounding rate of growth over the period 1979–1989 of the responding communities dropped to 1.2% in 1989 (2% in 1988). As stated in last year's report it would appear that most communities will not use their inventories until sometime after the turn of the century, assuming present growth trends are maintained (see Table 15, Appendix 2).

6.3 Rates of Growth and Inventory Absorption

The second step links the specific rates of growth experienced by the individual municipalities to the capacity of their vacant housing and residential lot inventories. Municipal growth rates were calculated for the following three periods:

(a) the period 1979–84; a transition stage for the province going from previously rapid growth to slow or negative growth;

(b) the period 1984–89; a period of slow to negative growth with modest growth occurring in the late '80s in some communities;

(c) the overall period 1979–89 which may represent an average rate of longer term growth and development.

Table 15 in Appendix 2 presents the number of years calculated to be necessary to absorb the inventories of vacant housing and lots in each municipality. These periods of absorption were calculated by using the compound growth rates, the present population and the population capacities developed on Table 14.

6.4 Absorption by Size of Community

Of the 75 communities in the less than 500 group, 35 have experienced an absolute loss of population while an additional 16 grew by less than 1% annually over the 1979 to 1989 period. Cremona and Munson recorded the highest growth rates at 3.8% and 4.7% respectively over this ten year period. The present inventory of lots in these communities should be able to accommodate growth for many years.

The possible exception, where lot inventories are low and where significant growth was experienced is Fort Assiniboine. With a ten year growth rate of 1.6% the potential population capacity of 217 would be reached in only one year.

At the opposite end of the spectrum, where inventories are large and there was little or no growth, are the communities of Alliance, Caroline, Chipman, Cluny, Donalda, Duchess, Eagelsham, Ferintosh, Gadsby, Galahad, Plamondon, Sangudo, Strome, Irvine and Warburg. Communities which have been growing over the past five years but still have inventories which should be capable of accommodating more than 20 years of growth include Bittern Lake, Burdett, Clyde, Derwent, Duchess, Elnora, Entwistle, Heisler, Hughendon, Lougheed, Nampa, Tilley, Glenwood, and Warner.

For communities of 500 to 1,000 population their residential lot inventories and growth rates indicate that nearly all these municipalities can accommodate many years of growth. Onoway had the highest percentage growth capacity, which would allow the population to increase by 63% over the 1989 population. However the recent growth rate of Onoway over the last five years has been negative.

Over the decade most (78%) of the communities of 500 – 1,000 population did experience growth. Only 6 of the 28 municipalities in this group have less than a 10 year supply of residential lots – Berwyn, Consort, Eckville, Irricana, Kitscoty and Rycroft.

Other communities with more than 20 years supply of lots include Beiseker, Bentley, Bowden, Breton, Hardisty, Hines Creek, Legal, Milk River and Sedgewick.

Looking at communities with populations between 1,000 and 2,000, as with data from previous years there begins to be a closer relationship between the growth experienced and the levels of inventory. Considering the rates of growth between 1979 and 1989, only 9 of the 31 municipalities in the group had inventories which would accommodate more than 10 years of growth – Bassano, Beaverlodge, Bow Island, Falher, Nanton, Oyen, Rimbey, Sexsmith and Spirit River. Bon Accord and Tofield both had exactly 10 year growth capacities.

Five of the communities in this category experienced a loss in population over the decade. Only Bassano, Beaverlodge, Bow Island, Falher, Nanton, Oyen, Rimbey and Spirit River had more than 15 years capacity in the residential lot inventory.

Of the 23 communities of 2,000 to 5,000 population only Claresholm and Swan Hills experienced a loss of population over the decade. Cardston, Fairview, Fox Creek and Redcliff all have residential lot inventories which should last more than 10 years. As with last year fifteen communities have less than 5 year inventories at growth rates averaged over the period 1979 to 1989.

When considering the 24 communities of more than 5,000, only three – Peace River, Stettler and Vegreville have residential lot inventories which would last more than 10 years at the rates of growth experienced over the last ten years. Thirteen of the municipalities have inventories capable of accommodating from 1 to 3 years of average growth, which given the time necessary to replace lots absorbed, would generally be considered a desirable level of inventory.

In 1988 seven municipalities (over 5,000 population) had inventories which would accommodate only 1 year of growth based on the average rate experienced between 1979–1989. For 1989 there are only 3 municipalities in this situation – Brooks, Camrose and Spruce Grove. Only Okotoks had less than a 1 year inventory (i.e. zero).

When looking at all the municipalities included this year, 36 of them had inventories of residential lots that could accommodate growth for more than 20 years into the future (based on 1979–89 growth rates). 29 communities had between 10 and 20 years growth capacity. 65 communities had from 1 to 9 years growth capacity. Only 5 communities had zero growth capacity. The remainder had negative growth figures.

APPENDIX 1

Definitions

Vacant Serviced Lot is defined as:

a vacant parcel which is registered, serviced to municipal standards and available for the immediate development of a residential, commercial, industrial or other "final" urban land use.

Land and Lots Under Development is defined as:

(a.) land under active application for subdivision where the land uses have been designated under the land use bylaw but where a final decision has not yet been made or where the approved subdivision application has not yet been registered; or

(b.) lots which have been created by the registration of a plan of subdivision but are not available for the immediate development of "final" urban uses because approval conditions and/or servicing has not been completed.

Raw Land is defined as:

(a.) lands designated as "urban reserve" or "agricultural" under the municipal land use bylaw which is being held by the public or private sector for long term urban expansion and development; or

(b.) parcels of land designated under the land use bylaw for residential, commercial or industrial use where it is anticipated that there will be further subdivision and/or redesignation prior to the final development of urban land uses.

APPENDIX 2

TABLES

Table 1. Responses by Status and Size of Municipality

Table 2. Inventory by Ownership of Vacant Serviced Residential Lots

Table 3. Inventory by Ownership of Land and Proposed Residential Lots which are in Process of Subdivision

Table 4. Statistics on Vacant Residential Lots Per Capita

Table 5. Total and Per Capita Lots and Land for Municipalities of less than 500 population

Table 6. Total and Per Capita Vacant and Developing Residential Lots and Land for Municipalities of 501–1000 population

Table 7. Total and Per Capita Vacant and Developing Residential Lots and Lands for Municipalities of 1001–2000 population

Table 8. Total and Per Capita Vacant and Developing Residential Lots and Lands for Municipalities of 2001–5000 population

Table 9. Total and Per Capita Vacant and Developing Residential Lots and Lands for Municipalities of more than 5000 population

Table 10. Population Growth Which Could be Accommodated on Vacant and Developing Residential Lots

Table 11. Total and Per Capita Vacant and Developing Commercial Lots and Land

Table 12. Total and Per Capita Vacant and Developing Industrial Lots and Land

Table 13. Raw Land by Land Use Bylaw Category and Per Capita

Table 14. Growth Capacity of Vacant and Developing Residential Parcels Assuming Full Occupancy of Unused Parcels

Table 15. Years of Growth Capacity Calculated Using Alternative Growth Rates Experienced in Periods 1979–84, 1984–89, and 1979–89

Table 1.

RESPONSES BY STATUS AND SIZE OF MUNICIPALITY
1989

	NUMBER IN GROUP	NUMBER OF RESPONSES	PERCENTAGE RESPONSE
STATUS:			
Cities	12	8	67%
Towns	108	83	77%
Villages	122	94	77%
TOTAL	242	185	74% (avg.)
POPULATION:			
< 500	99	75	76%
501–1000	37	29	78%
1001–2000	39	31	79%
2001–5000	33	26	79%
>5000	34	24	71%
TOTAL	242	185	77% (avg.)

TABLE 2

INVENTORY, BY OWNERSHIP, OF VACANT SERVICED RESIDENTIAL LOTS

This table provides data on the number and area of vacant, serviced residential lots for each municipality. The table also indicates ownership of lots ie. private sector owned or public sector owned.

TABLE 2

INVENTORY, BY OWNERSHIP, OF VACANT SERVICED RESIDENTIAL LOTS

MUNICIPALITY	PRIVATE SECTOR OWNED LOTS	PRIVATE SECTOR OWNED AREA	PUBLIC SECTOR OWNED LOTS	PUBLIC SECTOR OWNED AREA	TOTAL VACANT AND SERVICED RESIDENTIAL LOTS	TOTAL VACANT AND SERVICED RESIDENTIAL AREA
ALLIANCE	2				2	0.0
AMISK	15		34		49	0.0
ARROWWOOD			16	2.0	16	2.0
BARNWELL	10				10	0.0
BARONS	15	1.0	1	0.1	16	1.1
BARRHEAD	20	6.4	28	3.6	48	10.0
BASHAW			63	23.5	63	23.5
BASSANO	5	1.0	20	4.8	25	5.8
BAWLF	1		15		16	0.0
BEAUMONT	27	3.8			27	3.8
BEAVERLODGE	125		7		132	0.0
BEISEKER	15		43		58	0.0
BENTLEY	12	2.1	13	2.7	25	4.8
BERWYN	38		16		54	0.0
BIG VALLEY	15	2.1	20	2.9	35	5.0
BITTERN LAKE	11	9.9	10	2.8	21	12.7
BLACK DIAMOND	27	3.4			27	3.4
BLACKFALDS			5		5	0.0
BLACKIE					0	0.0
BON ACCORD	67				67	0.0
BONNYVILLE	328		23		351	0.0
BOTHA	3	7.0			3	7.0
BOW ISLAND	21	2.5	53	8.8	74	11.3
BOWDEN	18	3.6	51	9.0	69	12.6
BOYLE	11	1.9	6	1.1	17	3.0
BRETON	33		20		53	0.0
BROOKS	20	4.0			20	4.0
BRUDERHEIM	91		82		173	0.0
BURDETT			39		39	0.0
CAMROSE			74	12.0	74	12.0
CANMORE	10	1.4	13	1.8	23	3.2
CARBON			31	4.9	31	4.9
CARDSTON	44	9.0	42	8.0	86	17.0
CARMANGAY			27	18.6	27	18.6
CAROLINE	58	7.7	16	2.7	74	10.4
CASTOR	3	0.5	20	3.5	23	4.0
CAYLEY	8	1.2			8	1.2
CEREAL			13		13	0.0
CHAMPION	12	1.3	38	4.8	50	6.1
CHIPMAN	34	4.0	15	2.0	49	6.0
CLARESHOLM	89		7		96	0.0
CLIVE	47	18.2			47	18.2
CLUNY	6		23		29	0.0
CLYDE	54	7.4	35	4.8	89	12.2
COALDALE	30	5.6	46	7.5	76	13.1
COALHURST	67	10.0			67	10.0
COCHRANE	32	4.5			32	4.5
COLD LAKE	147	24.2	1	0.2	148	24.4
CONSORT			5	1.0	5	1.0
COUTTS	20	2.8	3	0.6	23	3.4
COWLEY	8				8	0.0

TABLE 2

INVENTORY, BY OWNERSHIP, OF VACANT SERVICED RESIDENTIAL LOTS

MUNICIPALITY	PRIVATE SECTOR OWNED LOTS	PRIVATE SECTOR OWNED AREA	PUBLIC SECTOR OWNED LOTS	PUBLIC SECTOR OWNED AREA	TOTAL VACANT AND SERVICED RESIDENTIAL LOTS	TOTAL VACANT AND SERVICED RESIDENTIAL AREA
CREMONA	32	0.1	1		33	0.1
CROSSFIELD	51	7.1	28	4.3	79	11.4
CROWSNEST PASS			301		301	0.0
CZAR	2	0.1	15	5.0	17	5.1
DAYSLAND	6	0.8	28	5.7	34	6.5
DELIA			29	7.8	29	7.8
DERWENT	6		8		14	0.0
DEVON	51	6.0	10	2.2	61	8.2
DEWBERRY	7	1.1	22	3.2	29	4.3
DIDSBURY	64	11.7	22	3.2	86	14.9
DONALDA	30			22.0	30	22.0
DONNELLY	2	0.4	14	3.8	16	4.2
DUCHESS	2		33	9.5	35	9.5
EAGLESHAM	9			15.0	9	15.0
ECKVILLE	0	0.0	4	0.3	4	0.3
EDBERG	15	2.3	6	0.8	21	3.1
EDGERTON	5		17		22	0.0
EDSON	37	6.7	153	34.2	190	40.9
ELK POINT	94	16.8			94	16.8
ELNORA	11	1.6	1	0.2	12	1.8
ENTWISTLE	31		2		33	0.0
FAIRVIEW	240	53.5	45	11.6	285	65.1
FALHER	15	2.5	23	3.9	38	6.4
FERINTOSH	17	2.3	17	2.3	34	4.6
FOREMOST	7	1.5	21	3.5	28	5.0
FORESTBURG	4		21		25	0.0
FORT ASSINIBOINE		24.3	1	0.3	1	24.6
FORT MACLEOD			42		42	0.0
FORT McMURRAY	140	20.6	693	106.2	833	126.8
FORT SASKATCHEWAN	110	35.0			110	35.0
FOX CREEK			172		172	0.0
GADSBY	60		70		130	0.0
GALAHAD	8	1.4	36	6.5	44	7.9
GIBBONS	55		81		136	0.0
GLENWOOD	124	121.0			124	121.0
GRAND CENTRE	38	17.6	121	50.0	159	67.6
GRANUM	8	1.1	13	2.5	21	3.6
HAIRY HILL	20	11.9	5	2.6	25	14.5
HALKIRK	20		4		24	0.0
HARDISTY	6	0.8	100	16.5	106	17.3
HEISLER	3	3.5	24	28.0	27	31.5
HIGH PRAIRIE	15	1.9	81	10.2	96	12.1
HINES CREEK	57	7.9	2	0.3	59	8.2
HOLDEN	6	1.3	5	1.5	11	2.8
HUGHENDEN			10	0.5	10	0.5
HUSSAR	12	1.8	17	1.0	29	2.8
HYTHE	25	12.8	91	12.8	116	25.6
INNISFAIL	15	2.5	51	11.5	66	14.0
INNISFREE	12	1.7	8	1.2	20	2.9
IRMA	30				30	0.0
IRRICANA	51	10.8	4	1.2	55	12.0

TABLE 2

INVENTORY, BY OWNERSHIP, OF VACANT SERVICED RESIDENTIAL LOTS

MUNICIPALITY	PRIVATE SECTOR OWNED LOTS	PRIVATE SECTOR OWNED AREA	PUBLIC SECTOR OWNED LOTS	PUBLIC SECTOR OWNED AREA	TOTAL VACANT AND SERVICED RESIDENTIAL LOTS	TOTAL VACANT AND SERVICED RESIDENTIAL AREA
IRVINE	12	2.1	49	8.3	61	10.4
KILLAM	17	3.3	5	0.7	22	4.0
KITSCOTY	6		5		11	0.0
LAC LA BICHE	7	1.9	27	7.7	34	9.6
LACOMBE	117		82		199	0.0
LAMONT	5	3.0	95	60.0	100	63.0
LAVOY	8	1.5	17	2.5	25	4.0
LEDUC	117	22.3			117	22.3
LEGAL	134	22.5	9	1.3	143	23.8
LLOYDMINSTER	53	8.8	45	6.0	98	14.8
LOUGHEED			74		74	0.0
MAGRATH	32	8.5	13	2.5	45	11.0
MANNVILLE	36	6.5	31	7.7	67	14.2
MARWAYNE			11	3.0	11	3.0
MAYERTHORPE	7		34		41	0.0
MCLENNAN	46	6.6	10	1.7	56	8.3
MILK RIVER	4	0.7	10	3.0	14	3.7
MILO	2		18		20	0.0
MORINVILLE	212	49.9	26	4.1	238	54.0
MUNSON	13	5.9	4	1.0	17	6.9
MYRNAM	9	2.0	26	6.0	35	8.0
NAMPA	27	5.0	1	0.2	28	5.2
NANTON	9		34		43	0.0
NEW SAREPTA	30	4.0			30	4.0
NOBLEFORD					0	0.0
OKOTOKS	97	15.4	1	0.3	98	15.7
ONOWAY	172		3		175	0.0
OYEN	9	0.6	13	2.0	22	2.6
PEACE RIVER	257	66.7	62	14.7	319	81.4
PICTURE BUTTE	10		2		12	0.0
PINCHER CREEK	55		33		88	0.0
PLAMONDON	6				6	0.0
PONOKA	170	20.8	38	4.6	208	25.4
PROVOST			22	4.1	22	4.1
RAINBOW LAKE	5	6.0	20	4.0	25	10.0
RAYMOND	50	16.0	14	4.0	64	20.0
REDCLIFF	14	2.6	46	10.1	60	12.7
REDWATER	78	20.0			78	20.0
RIMBEY	119	26.3	6	0.9	125	27.2
ROCKYFORD	2	0.3	14	2.2	16	2.5
ROSALIND			16	2.6	16	2.6
RUMSEY	2				2	0.0
RYCROFT	15		34		49	0.0
RYLEY	15	2.9			15	2.9
SANGUDO	18	3.8	18	3.8	36	7.6
SEDGEWICK			41		41	0.0
SEXSMITH	68		43	2.0	111	2.0
SMOKY LAKE	82	20.2	7	2.0	89	22.2
SPIRIT RIVER	7	1.0	29	4.8	36	5.8
SPRUCE GROVE	23				23	0.0
ST. ALBERT	365	58.8			365	58.8

TABLE 2

INVENTORY, BY OWNERSHIP, OF VACANT SERVICED RESIDENTIAL LOTS

MUNICIPALITY	PRIVATE SECTOR OWNED LOTS	PRIVATE SECTOR OWNED AREA	PUBLIC SECTOR OWNED LOTS	PUBLIC SECTOR OWNED AREA	TOTAL VACANT AND SERVICED RESIDENTIAL LOTS	TOTAL VACANT AND RESIDENTIAL AREA
ST. PAUL	28		2	28.0	30	28.0
STANDARD	7	1.8	21	3.4	28	5.2
STAVELY	8	1.0	12	1.8	20	2.8
STETTLER	5	1.5	80	11.0	85	12.5
STROME	14		19		33	0.0
SUNDRE			40	12.5	40	12.5
SWAN HILLS	23		7		30	0.0
SYLVAN LAKE	228				228	0.0
TABER	7	1.2	84	13.3	91	14.5
THORHILD			21		21	0.0
THORSBY			126		126	0.0
THREE HILLS	5		66		71	0.0
TILLEY	7	0.8	2	0.2	9	1.0
TOFIELD	60		14		74	0.0
TORRINGTON	6		4		10	0.0
TROCHU			27	4.5	27	4.5
TWO HILLS	8	2.5	70	21.2	78	23.7
VALLEYVIEW			24		2	0.0
VEGREVILLE	283	29.0	13	1.5	296	30.5
VERMILION	113		36		149	0.0
VETERAN	20		7		27	0.0
VULCAN	24		83		107	0.0
WABAMUN	46	6.8	17	2.7	63	9.5
WAINWRIGHT	25	3.6	34	6.0	59	9.6
WARBURG	90	24.4	2	0.6	92	25.0
WARNER			63	11.4	63	11.4
WASKATENAU	26	4.1	4	0.5	30	4.6
WEMBLEY	66	9.1			66	9.1
WETASKIWIN	110		41		151	0.0
WHITECOURT	76	15.8	101	9.0	177	24.8
WILDWOOD	10	1.7	1	0.1	11	1.8
WILLINGDON	17	3.2	2	0.4	19	3.6
TOTAL	7,006	1,061.3	5,537	5,537	12,543	1,892.2

NOTE: Blanks in table indicate no response to this question.

TABLE 3

INVENTORY, BY OWNERSHIP, OF LAND AND PROPOSED RESIDENTIAL LOTS WHICH ARE IN PROCESS OF SUBDIVISION

This table provides information on land under development (i.e. land under active application for subdivision or lots that have been subdivided but still require additional servicing) for residential use in each municipality.

The total number of lots, and the total area of lots is highlighted. Also, ownership is indicated (private or public sector ownership). Total lots (right hand column) includes both public and privately owned lots.

TABLE 3

INVENTORY, BY OWNERSHIP, OF LAND AND PROPOSED RESIDENTIAL LOTS
WHICH ARE IN PROCESS OF SUBDIVISION

MUNICIPALITY	PRIVATE SECTOR OWNED LOTS	PRIVATE SECTOR OWNED AREA	PUBLIC SECTOR OWNED LOTS	PUBLIC SECTOR OWNED AREA	TOTAL PROPOSED RESIDENTIAL LOTS	TOTAL PROPOSED RESIDENTIAL AREA
ALLIANCE	32		22		54	0.0
AMISK					0	0.0
ARROWWOOD					0	0.0
BARNWELL					0	0.0
BARONS					0	0.0
BARRHEAD					0	0.0
BASHAW					0	0.0
BASSANO					0	0.0
BAWLF					0	0.0
BEAUMONT	296	89.2			296	89.2
BEAVERLODGE					0	0.0
BEISEKER					0	0.0
BENTLEY					0	0.0
BERWYN					0	0.0
BIG VALLEY					0	0.0
BITTERN LAKE					0	0.0
BLACK DIAMOND					0	0.0
BLACKFALDS					0	0.0
BLACKIE					0	0.0
BON ACCORD					0	0.0
BONNYVILLE	7				7	0.0
BOTHA					0	0.0
BOW ISLAND			48	8.5	48	8.5
BOWDEN					0	0.0
BOYLE			40	12.6	40	12.6
BRETON					0	0.0
BROOKS	25	5.0			25	5.0
BRUDERHEIM					0	0.0
BURDETT			102		102	0.0
CAMROSE					0	0.0
CANMORE			201	29.8	201	29.8
CARBON					0	0.0
CARDSTON	27	6.0	125	27.9	152	33.9
CARMANGAY					0	0.0
CAROLINE					0	0.0
CASTOR					0	0.0
CAYLEY					0	0.0
CEREAL					0	0.0
CHAMPION			3	0.4	3	0.4
CHIPMAN					0	0.0
CLARESHOLM			518		518	0.0
CLIVE			3	0.6	3	0.6
CLUNY			67		67	0.0
CLYDE					0	0.0
COALDALE			60	9.8	60	9.8
COALHURST					0	0.0
COCHRANE	149	33.1			149	33.1
COLD LAKE		37.2			0	37.2
CONSORT			18	5.0	18	5.0

TABLE 3

INVENTORY, BY OWNERSHIP, OF LAND AND PROPOSED RESIDENTIAL LOTS
WHICH ARE IN PROCESS OF SUBDIVISION

MUNICIPALITY	PRIVATE SECTOR OWNED LOTS	PRIVATE SECTOR OWNED AREA	PUBLIC SECTOR OWNED LOTS	PUBLIC SECTOR OWNED AREA	TOTAL PROPOSED RESIDENTIAL LOTS	TOTAL PROPOSED RESIDENTIAL AREA
COUTTS					0	0.0
COWLEY					0	0.0
CREMONA					0	0.0
CROSSFIELD	6	2.1			6	2.1
CROWSNEST PASS	25				25	0.0
CZAR					0	0.0
DAYSLAND					0	0.0
DELIA					0	0.0
DERWENT					0	0.0
DEVON	44	24.1	75	81.2	119	105.3
DEWBERRY			12	1.6	12	1.6
DIDSBURY	6	0.9			6	0.9
DONALDA	1	2.4			1	2.4
DONNELLY					0	0.0
DUCHESS					0	0.0
EAGLESHAM	25				25	0.0
ECKVILLE	0	0.0	1	30.1	1	30.1
EDBERG					0	0.0
EDGERTON					0	0.0
EDSON	4	1.4	64	8.7	68	10.1
ELK POINT	37	10.8	1	0.2	38	11.0
ELNORA			25	5.0	25	5.0
ENTWISTLE	1	0.8			1	0.8
FAIRVIEW	48	4.3			48	4.3
FALHER					0	0.0
FERINTOSH					0	0.0
FOREMOST					0	0.0
FORESTBURG					0	0.0
FORT ASSINIBOINE					0	0.0
FORT MACLEOD					0	0.0
FORT McMURRAY	110	16.5	0	0.0	110	16.5
FORT SASKATCHEWAN	59	16.3			59	16.3
FOX CREEK					0	0.0
GADSBY					0	0.0
GALAHAD					0	0.0
GIBBONS					0	0.0
GLENWOOD					0	0.0
GRAND CENTRE					0	0.0
GRANUM					0	0.0
HAIRY HILL					0	0.0
HALKIRK					0	0.0
HARDISTY					0	0.0
HEISLER					0	0.0
HIGH PRAIRIE	8	1.0	1	0.1	9	1.1
HINES CREEK					0	0.0
HOLDEN					0	0.0
HUGHENDEN					0	0.0
HUSSAR					0	0.0
HYTHE					0	0.0

TABLE 3

INVENTORY, BY OWNERSHIP, OF LAND AND PROPOSED RESIDENTIAL LOTS
WHICH ARE IN PROCESS OF SUBDIVISION

MUNICIPALITY	PRIVATE SECTOR OWNED LOTS	PRIVATE SECTOR OWNED AREA	PUBLIC SECTOR OWNED LOTS	PUBLIC SECTOR OWNED AREA	TOTAL PROPOSED RESIDENTIAL LOTS	TOTAL PROPOSED RESIDENTIAL AREA
INNISFAIL	17	13.4	26	10.5	43	23.9
INNISFREE					0	0.0
IRMA					0	0.0
IRRICANA					0	0.0
IRVINE					0	0.0
KILLAM					0	0.0
KITSCOTY	3	13.5			3	13.5
LAC LA BICHE			27	7.5	27	7.5
LACOMBE	15				15	0.0
LAMONT					0	0.0
LAVOY					0	0.0
LEDUC	31	8.1			31	8.1
LEGAL					0	0.0
LLOYDMINSTER	53	18.3	58	18.4	111	36.7
LOUGHEED					0	0.0
MAGRATH					0	0.0
MANNVILLE					0	0.0
MARWAYNE	4		38		42	0.0
MAYERTHORPE					0	0.0
MCLENNAN			100	14.2	100	14.2
MILK RIVER			59		59	0.0
MILO					0	0.0
MORINVILLE					0	0.0
MUNSON					0	0.0
MYRNAM					0	0.0
NAMPA			175	5.5	175	5.5
NANTON	8		66		74	0.0
NEW SAREPTA					0	0.0
NOBLEFORD					0	0.0
OKOTOKS	35	5.0			35	5.0
ONOWAY					0	0.0
OYEN					0	0.0
PEACE RIVER	281	46.8			281	46.8
PICTURE BUTTE	44	10.0			44	10.0
PINCHER CREEK					0	0.0
PLAMONDON	40				40	0.0
PONOKA	8	4.0	8	1.5	16	5.5
PROVOST					0	0.0
RAINBOW LAKE					0	0.0
RAYMOND	10	20.0			10	20.0
REDCLIFF			115	42.9	115	42.9
REDWATER					0	0.0
RIMBEY					0	0.0
ROCKYFORD					0	0.0
ROSALIND					0	0.0
RUMSEY					0	0.0
RYCROFT					0	0.0
RYLEY					0	0.0
SANGUDO	19	5.0	3	3.0	22	8.0

TABLE 3

INVENTORY, BY OWNERSHIP, OF LAND AND PROPOSED RESIDENTIAL LOTS
WHICH ARE IN PROCESS OF SUBDIVISION

MUNICIPALITY	PRIVATE SECTOR OWNED LOTS	PRIVATE SECTOR OWNED AREA	PUBLIC SECTOR OWNED LOTS	PUBLIC SECTOR OWNED AREA	TOTAL PROPOSED RESIDENTIAL LOTS	TOTAL PROPOSED RESIDENTIAL AREA
SEDGEWICK	6				6	0.0
SEXSMITH					0	0.0
SMOKY LAKE	9	2.0			9	2.0
SPIRIT RIVER			45	20.0	45	20.0
SPRUCE GROVE	158	53.4			158	53.4
ST. ALBERT	685	91.4			685	91.4
ST. PAUL	30	65.0			30	65.0
STANDARD					0	0.0
STAVELY					0	0.0
STETTLER			140	33.0	140	33.0
STROME			20	0.9	20	0.9
SUNDRE	11	6.0			11	6.0
SWAN HILLS					0	0.0
SYLVAN LAKE					0	0.0
TABER					0	0.0
THORHILD					0	0.0
THORSBY			6		6	0.0
THREE HILLS					0	0.0
TILLEY			20	2.5	20	2.5
TOFIELD					0	0.0
TORRINGTON					0	0.0
TROCHU	4	0.5			4	0.5
TWO HILLS	35		95		130	0.0
VALLEYVIEW					0	0.0
VEGREVILLE	169	17.0	73	7.5	242	24.5
VERMILION	8	1.1	4	0.6	12	1.7
VETERAN					0	0.0
VULCAN	12	1.6	44	5.8	56	7.4
WABAMUN					0	0.0
WAINWRIGHT					0	0.0
WARBURG					0	0.0
WARNER					0	0.0
WASKATENAU					0	0.0
WEMBLEY					0	0.0
WETASKIWIN					0	0.0
WHITECOURT	178	23.0	26	6.0	204	29.0
WILDWOOD					0	0.0
WILLINGDON	5	12.6	7	5.8	12	18.4
TOTAL	2,788	668.8	2,541	407.1	5,329	1,075.9

NOTE: Blanks indicate no response to specific question.

TABLE 4.
STATISTICS ON VACANT RESIDENTIAL LOTS PER CAPITA
BY SIZE OF COMMUNITY

POPULATION	MEAN VACANT LOTS/CAPITA	STANDARD DEVIATION	HIGH VALUE	LOW VALUE
< 500	0.1783	0.4303	3.7143	0.0000
500 – 1,000	0.0898	0.0608	0.2705	0.0267
1,001– 2,000	0.0605	0.0445	0.1823	0.0030
2,001– 5,000	0.0494	0.0383	0.1815	0.0120
> 5,000	0.0287	0.0223	0.0944	0.0000
Overall	0.1077	0.2071	3.7143	0.0000

TABLES 5 to 9

TOTAL AND PER CAPITA VACANT AND DEVELOPING RESIDENTIAL LOTS AND LAND FOR MUNICIPALITIES IN GROUPS OF COMPARABLE SIZE

The following tables present data on the number and area of vacant and developing lots per capita for the following groups of municipalities:

Table 5 For municipalities less than 500 population

Table 6 For municipalities between 500 and 1,000 population

Table 7 For municipalities between 1,000 and 2,000 population

Table 8 For municipalities between 2,000 and 5,000 population

Table 9 For municipalities greater than 5,000 population

Note: Many municipalities did not report the area of vacant lots and lands although they were able to report on the number of vacant lots. Thus, lots per capita will be a more reliable measurement than area per capita.

TABLE 5

TOTAL AND PER CAPITA VACANT AND DEVELOPING RESIDENTIAL LOTS AND LAND
FOR MUNICIPALITIES OF LESS THAN 500 POPULATION

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
ALLIANCE	220	56	0.2545	0.0	0.0000
AMISK	207	49	0.2367	0.0	0.0000
ARROWWOOD	140	16	0.1143	2.0	0.0143
BARNWELL	454	10	0.0220	0.0	0.0000
BARONS	294	16	0.0544	1.1	0.0037
BAWLF	375	16	0.0427	0.0	0.0000
BIG VALLEY	295	35	0.1186	5.0	0.0169
BITTERN LAKE	158	21	0.1329	12.7	0.0804
BLACKIE	266	0	0.0000	0.0	0.0000
BOTHA	180	3	0.0167	7.0	0.0389
BURDETT	278	141	0.5072	0.0	0.0000
CARBON	429	31	0.0723	4.9	0.0114
CARMANGAY	262	27	0.1031	18.6	0.0710
CAROLINE	387	74	0.1912	10.4	0.0269
CAYLEY	216	8	0.0370	1.2	0.0056
CEREAL	251	13	0.0518	0.0	0.0000
CHAMPION	358	53	0.1480	6.5	0.0182
CHIPMAN	239	49	0.2050	6.0	0.0251
CLIVE	356	50	0.1404	18.8	0.0528
CLUNY	94	96	1.0213	0.0	0.0000
CLYDE	428	89	0.2079	12.2	0.0285
COUTTS	359	23	0.0641	3.4	0.0095
COWLEY	290	8	0.0276	0.0	0.0000
CREMONA	354	33	0.0932	0.1	0.0003
CZAR	190	17	0.0895	5.1	0.0268
DELIA	223	29	0.1300	7.8	0.0350
DERWENT	149	14	0.0940	0.0	0.0000
DEWBERRY	210	41	0.1952	5.9	0.0281
DONALDA	237	31	0.1308	24.4	0.1030
DONNELLY	405	16	0.0395	4.2	0.0104
DUCHESS	430	35	0.0814	9.5	0.0221
EAGLESHAM	172	34	0.1977	15.0	0.0872
EDBERG	129	21	0.1628	3.1	0.0240
EDGERTON	399	22	0.0551	0.0	0.0000
ELNORA	266	37	0.1391	6.8	0.0256
ENTWISTLE	478	34	0.0711	0.8	0.0017
FERINTOSH	125	34	0.2720	4.6	0.0368
FORT ASSINIBOINE	214	1	0.0047	24.6	0.1150
GADSBY	35	130	3.7143	0.0	0.0000
GALAHAD	176	44	0.2500	7.9	0.0449
GLENWOOD	305	124	0.4066	121.0	0.3967
GRANUM	371	21	0.0566	3.6	0.0097
HAIRY HILL	75	25	0.3333	14.5	0.1933
HALKIRK	155	24	0.1548	0.0	0.0000
HEISLER	220	27	0.1227	31.5	0.1432
HOLDEN	411	11	0.0268	2.8	0.0068

TABLE 5

TOTAL AND PER CAPITA VACANT AND DEVELOPING RESIDENTIAL LOTS AND LAND FOR MUNICIPALITIES OF LESS THAN 500 POPULATION

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
HUGHENDEN	276	10	0.0362	0.5	0.0018
HUSSAR	151	29	0.1921	2.8	0.0185
INNISFREE	219	20	0.0913	2.9	0.0132
IRMA	484	30	0.0620	0.0	0.0000
IRVINE	301	61	0.2027	10.4	0.0346
LAVOY	126	25	0.1984	4.0	0.0317
LOUGHEED	279	74	0.2652	0.0	0.0000
MILO	114	20	0.1754	0.0	0.0000
MUNSON	152	17	0.1118	6.9	0.0454
MYRNAM	383	35	0.0914	8.0	0.0209
NAMPA	464	203	0.4375	10.7	0.0231
NEW SAREPTA	355	30	0.0845	4.0	0.0113
PLAMONDON	236	46	0.1949	0.0	0.0000
ROCKYFORD	293	16	0.0546	2.5	0.0085
ROSALIND	214	16	0.0748	2.6	0.0121
RUMSEY	70	2	0.0286	0.0	0.0000
RYLEY	500	15	0.0300	2.9	0.0058
SANGUDO	368	58	0.1576	15.6	0.0424
STANDARD	336	28	0.0833	5.2	0.0155
STAVELY	469	20	0.0426	2.8	0.0060
STROME	267	53	0.1985	0.9	0.0034
THORHILD	481	21	0.0437	0.0	0.0000
TILLEY	362	29	0.0801	3.5	0.0097
TORRINGTON	209	10	0.0478	0.0	0.0000
VETERAN	312	27	0.0865	0.0	0.0000
WARBURG	477	92	0.1929	25.0	0.0524
WARNER	490	63	0.1286	11.4	0.0233
WASKATENAU	276	30	0.1087	4.6	0.0167
WILDWOOD	353	11	0.0312	1.8	0.0051
WILLINGDON	371	31	0.0836	22.0	0.0593
TOTAL	21,653	2,811		554.0	
Mean		36.99	0.1869	7.3	0.0286
Standard Deviation			0.4339		0.0550

NOTE: Many municipalities did not report the area of vacant lots and lands although they were able to report on the number of vacant lots. Thus, lots per capita will be a more reliable measurement than area per capita.

TABLE 6

TOTAL AND PER CAPITA VACANT AND DEVELOPING RESIDENTIAL LOTS AND LAND FOR MUNICIPALITIES BETWEEN 500 AND 1,000 POPULATION

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
BASHAW	829	63	0.0760	23.5	0.0283
BEISEKER	542	58	0.1070	0.0	0.0000
BENTLEY	841	25	0.0297	4.8	0.0057
BERWYN	661	54	0.0817	0.0	0.0000
BOWDEN	967	69	0.0714	12.6	0.0130
BOYLE	704	57	0.0810	15.6	0.0222
BRETON	557	53	0.0952	0.0	0.0000
CONSORT	686	23	0.0335	6.0	0.0087
DAYSLAND	685	34	0.0496	6.5	0.0095
ECKVILLE	869	5	0.0058	30.4	0.0350
FOREMOST	595	28	0.0471	5.0	0.0084
FORESTBURG	936	25	0.0267	0.0	0.0000
HARDISTY	642	106	0.1651	17.3	0.0269
HINES CREEK	513	59	0.1150	8.2	0.0160
HYTHE	688	116	0.1686	25.6	0.0372
IRRICANA	769	55	0.0715	12.0	0.0156
KITSCOTY	622	14	0.0225	13.5	0.0217
LEGAL	949	143	0.1507	23.8	0.0251
MANNVILLE	778	67	0.0861	14.2	0.0183
MARWAYNE	516	53	0.1027	3.0	0.0058
MILK RIVER	861	73	0.0848	3.7	0.0043
NOBLEFORD	531	0	0.0000	0.0	0.0000
ONOWAY	647	175	0.2705	0.0	0.0000
RYCROFT	672	49	0.0729	0.0	0.0000
SEDGEWICK	877	47	0.0536	0.0	0.0000
THORSBY	632	132	0.2089	0.0	0.0000
TROCHU	892	31	0.0348	5.0	0.0056
WABAMUN	603	63	0.1045	9.5	0.0158
TOTAL	20,064	1,677		240.2	
Mean		59.89	0.0863	8.6	0.0115
Standard Deviation			0.0617		0.0116

NOTE: Many municipalities did not report the area of vacant lots and lands although they were able to report on the number of vacant lots. Thus, lots per capita will be a more reliable measure than area per capita.

TABLE 7

TOTAL AND PER CAPITA VACANT AND DEVELOPING RESIDENTIAL LOTS AND LAND
FOR MUNICIPALITIES BETWEEN 1,000 AND 2,000 POPULATION

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
BASSANO	1,186	25	0.0211	5.8	0.0049
BEAVERLODGE	1,808	132	0.0730	0.0	0.0000
BLACK DIAMOND	1,481	27	0.0182	3.4	0.0023
BLACKFALDS	1,768	5	0.0028	0.0	0.0000
BON ACCORD	1,355	67	0.0494	0.0	0.0000
BOW ISLAND	1,566	122	0.0779	19.8	0.0126
BRUDERHEIM	1,176	173	0.1471	0.0	0.0000
CASTOR	1,030	23	0.0223	4.0	0.0039
COALHURST	1,289	67	0.0520	10.0	0.0078
CROSSFIELD	1,480	85	0.0574	13.5	0.0091
ELK POINT	1,391	132	0.0949	27.8	0.0200
FALHER	1,178	38	0.0323	6.4	0.0054
KILLAM	1,032	22	0.0213	4.0	0.0039
LAMONT	1,536	100	0.0651	63.0	0.0410
MAGRATH	1,637	45	0.0275	11.0	0.0067
MAYERTHORPE	1,414	41	0.0290	0.0	0.0000
MCLENNAN	1,045	156	0.1493	22.5	0.0215
NANTON	1,564	117	0.0748	0.0	0.0000
OYEN	1,035	22	0.0213	2.6	0.0025
PICTURE BUTTE	1,554	56	0.0360	10.0	0.0064
PROVOST	1,797	22	0.0122	4.1	0.0023
RAINBOW LAKE	1,146	25	0.0218	10.0	0.0087
RIMBEY	1,748	125	0.0715	27.2	0.0156
SEXSMITH	1,256	111	0.0884	2.0	0.0016
SMOKY LAKE	1,045	98	0.0938	24.2	0.0232
SPIRIT RIVER	1,086	81	0.0746	25.8	0.0238
SUNDRE	1,789	51	0.0285	18.5	0.0103
TOFIELD	1,5[illegible]	74	0.0480	0.0	0.0000
TWO HILLS	1,171	208	0.1776	23.7	0.0202
VULCAN	1,422	163	0.1146	7.4	0.0052
WEMBLEY	1,264	66	0.0522	9.1	0.0072
TOTAL	42,791	2,479		355.8	
Mean		79.97	0.0599	11.5	0.0086
Standard Deviation			0.0432		0.0096

NOTE: Many municipalities did not report the area of vacant lots and lands although they were able to report on the number of vacant lots. Thus, lots per capita will be a more reliable measurement than area per capita.

TABLE 8

TOTAL AND PER CAPITA VACANT AND DEVELOPING RESIDENTIAL LOTS AND LAND FOR MUNICIPALITIES BETWEEN 2,000 AND 5,000 POPULATION

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
BARRHEAD	4,014	48	0.0120	10.0	0.0025
BEAUMONT	4,386	323	0.0736	93.0	0.0212
CANMORE	4,883	224	0.0459	33.0	0.0068
CARDSTON	3,497	238	0.0681	50.9	0.0146
CLARESHOLM	3,382	614	0.1815	0.0	0.0000
COCHRANE	4,337	181	0.0417	37.6	0.0087
COLD LAKE	3,572	148	0.0414	61.6	0.0172
DEVON	3,956	180	0.0455	113.5	0.0287
DIDSBURY	3,197	92	0.0288	15.8	0.0049
FAIRVIEW	3,281	333	0.1015	69.4	0.0212
FORT MACLEOD	3,123	42	0.0134	0.0	0.0000
FOX CREEK	2,068	172	0.0832	0.0	0.0000
GIBBONS	2,493	136	0.0546	0.0	0.0000
GRAND CENTRE	3,715	159	0.0428	67.6	0.0182
HIGH PRAIRIE	2,817	105	0.0373	13.2	0.0047
LAC LA BICHE	2,553	61	0.0239	17.1	0.0067
PINCHER CREEK	3,800	88	0.0232	0.0	0.0000
RAYMOND	2,957	74	0.0250	40.0	0.0135
REDCLIFF	3,834	175	0.0456	55.6	0.0145
REDWATER	2,024	78	0.0385	20.0	0.0099
SWAN HILLS	2,407	30	0.0125	0.0	0.0000
SYLVAN LAKE	3,937	228	0.0579	0.0	0.0000
THREE HILLS	3,324	71	0.0214	0.0	0.0000
VALLEYVIEW	2,218	24	0.0108	0.0	0.0000
VERMILION	4,379	161	0.0368	1.7	0.0004
WAINWRIGHT	4,713	59	0.0125	9.6	0.0020
TOTAL	88,867	4,044		709.6	
Mean		155.54	0.0454	27.3	0.0075
Standard Deviation			0.0361		0.0085

NOTE: Many municipalities did not report the area of vacant lots and lands although they were able to report on the number of vacant lots. Thus, lots per capita will be a more reliable measurement than area per capita.

TABLE 9

TOTAL AND PER CAPITA VACANT AND DEVELOPING RESIDENTIAL LOTS AND LAND
FOR MUNICIPALITIES GREATER THAN 5,000 POPULATION

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
BONNYVILLE	5,575	358	0.0642	0.0	0.0000
BROOKS	9,464	45	0.0048	9.0	0.0010
CAMROSE	12,968	74	0.0057	12.0	0.0009
COALDALE	5,059	136	0.0269	22.9	0.0045
CROWSNEST PASS	6,912	326	0.0472	0.0	0.0000
EDSON	7,323	258	0.0352	51.0	0.0070
FORT McMURRAY	33,698	943	0.0280	143.3	0.0043
FORT SASKATCHEWAN	11,983	169	0.0141	51.3	0.0043
INNISFAIL	5,649	109	0.0193	37.9	0.0067
LACOMBE	6,110	214	0.0350	0.0	0.0000
LEDUC	13,363	148	0.0111	30.4	0.0023
LLOYDMINSTER	10,201	209	0.0205	51.5	0.0050
MORINVILLE	5,542	238	0.0429	54.0	0.0097
OKOTOKS	6,020	133	0.0221	20.7	0.0034
PEACE RIVER	6,504	600	0.0923	128.2	0.0197
PONOKA	5,473	224	0.0409	30.9	0.0056
SPRUCE GROVE	12,332	181	0.0147	53.4	0.0043
ST. ALBERT	39,388	1,050	0.0267	150.2	0.0038
ST. PAUL	5,128	60	0.0117	93.0	0.0181
STETTLER	5,147	225	0.0437	45.5	0.0088
TABER	6,382	91	0.0143	14.5	0.0023
VEGREVILLE	5,276	538	0.1020	55.0	0.0104
WETASKIWIN	10,103	151	0.0149	0.0	0.0000
WHITECOURT	6,560	381	0.0581	53.8	0.0082
TOTAL	242,160	6,861		1,108.5	
Mean		6,861	0.0332	46.2	0.0054
Standard Deviation			0.0253		0.0052

NOTE: Many municipalities did not report the area of vacant lots and lands although they were able to report on the number of vacant lots. Thus, lots per capita will be a more reliable measurement than lots per capita.

TABLE 10

POPULATION GROWTH WHICH COULD BE ACCOMMODATED ON VACANT AND DEVELOPING RESIDENTIAL LOTS

This table indicates the percentage increase in population, for municipalities, which could be accommodated on the vacant and developing residential lot inventory (i.e. if all vacant and developing lots were developed with housing).

The population carrying capacity is calculated by multiplying the number of vacant lots by the average household size in the municipality. This capacity is expressed as a percentage of the existing population which could be accommodated on the lot inventory. For example, a municipality with a percentage of 100 could more than double its population (see far right column).

TABLE 10

POPULATION GROWTH WHICH COULD BE ACCOMMODATED ON VACANT AND DEVELOPING RESIDENTIAL LOTS

MUNICIPALITY	1989 POPULATION	TOTAL VACANT LOTS	TOTAL DEVELOPING LOTS	TOTAL VACANT AND DEVELOPING LOTS	CAPACITY OF VACANT AND DEVELOPING LOTS: POPULATION GROWTH CAPACITY	CAPACITY OF VACANT AND DEVELOPING LOTS: PERCENT OF 1989 POPULATION
ALLIANCE	220	2	54	56	123	55.9
AMISK	207	49	0	49	115	55.6
ARROWWOOD	140	16	0	16	34	24.3
BARNWELL	454	10	0	10	38	8.4
BARONS	294	16	0	16	41	13.9
BARRHEAD	4,014	48	0	48	116	2.9
BASHAW	829	63	0	63	149	18.0
BASSANO	1,186	25	0	25	66	5.6
BAWLF	375	16	0	16	50	13.3
BEAUMONT	4,386	27	296	323	1,089	24.8
BEAVERLODGE	1,808	132	0	132	370	20.5
BEISEKER	542	58	0	58	146	26.9
BENTLEY	841	25	0	25	66	7.8
BERWYN	661	54	0	54	149	22.5
BIG VALLEY	295	35	0	35	83	28.1
BITTERN LAKE	158	21	0	21	64	40.5
BLACK DIAMOND	1,481	27	0	27	73	4.9
BLACKFALDS	1,768	5	0	5	15	0.8
BLACKIE	266	0	0	0	0	0.0
BON ACCORD	1,333	67	0	67	232	17.1
BONNYVILLE	5,375	351	7	358	967	17.3
BOTHA	180	3	0	3	9	5.0
BOW ISLAND	1,366	74	48	122	331	21.1
BOWDEN	967	69	0	69	183	18.9
BOYLE	704	17	40	57	144	20.5
BRETON	557	53	0	53	119	21.4
BROOKS	9,464	20	25	45	129	1.4
BRUDERHEIM	1,176	173	0	173	493	41.9
BURDETT	278	39	102	141	461	165.8
CAMROSE	12,968	74	0	74	196	1.5
CANMORE	4,883	23	201	224	511	10.5
CARBON	429	31	0	31	78	18.2
CARDSTON	3,497	86	152	238	778	22.2
CARMANGAY	262	27	0	27	62	23.7
CAROLINE	387	74	0	74	149	38.5
CASTOR	1,030	23	0	23	55	5.3
CAYLEY	216	8	0	8	23	10.6
CEREAL	251	13	0	13	34	13.5
CHAMPION	358	50	3	53	118	33.0
CHIPMAN	239	49	0	49	123	51.5
CLARESHOLM	3,382	96	518	614	1,652	48.8
CLIVE	356	47	3	50	137	38.5
CLUNY	94	29	67	96	205	218.1
CLYDE	428	89	0	89	213	50.2
COALDALE	3,059	76	60	136	404	8.0

TABLE 10

POPULATION GROWTH WHICH COULD BE ACCOMMODATED ON VACANT AND DEVELOPING RESIDENTIAL LOTS

MUNICIPALITY	1989 POPULATION	TOTAL VACANT LOTS	TOTAL DEVELOPING LOTS	TOTAL VACANT AND DEVELOPING LOTS	CAPACITY OF VACANT AND DEVELOPING LOTS: POPULATION GROWTH CAPACITY	CAPACITY OF VACANT AND DEVELOPING LOTS: PERCENT OF 1989 POPULATION
COALHURST	1,289	67	0	67	210	16.3
COCHRANE	4,337	32	149	181	543	12.5
COLD LAKE	3,572	148	0	148	398	11.1
CONSORT	686	5	18	23	61	8.9
COUTTS	359	23	0	23	61	17.0
COWLEY	290	8	0	8	23	7.9
CREMONA	354	33	0	33	86	24.3
CROSSFIELD	1,480	79	6	85	258	17.4
CROWSNEST PASS	6,912	301	25	326	870	12.6
CZAR	190	17	0	17	40	21.1
DAYSLAND	683	34	0	34	74	10.8
DELIA	223	29	0	29	62	27.8
DERWENT	149	14	0	14	26	17.4
DEVON	3,956	61	119	180	524	13.2
DEWBERRY	210	29	12	41	109	51.9
DIDSBURY	3,197	86	6	92	246	7.7
DONALDA	237	30	1	31	64	27.0
DONNELLY	405	16	0	16	45	11.1
DUCHESS	430	35	0	35	100	23.3
EAGLESHAM	172	9	25	34	73	42.4
ECKVILLE	869	4	1	5	13	1.5
EDBERG	129	21	0	21	48	37.2
EDGERTON	399	22	0	22	55	13.8
EDSON	7,323	190	68	258	733	10.0
ELK POINT	1,391	94	38	132	289	20.8
ELNORA	266	12	25	37	78	29.3
ENTWISTLE	478	33	1	34	90	18.8
FAIRVIEW	3,281	285	48	333	1,029	31.4
FALHER	1,178	38	0	38	111	9.4
FERINTOSH	125	34	0	34	65	52.0
FOREMOST	595	28	0	28	76	12.8
FORESTBURG	936	25	0	25	56	6.0
FORT ASSINIBOINE	214	1	0	1	3	1.4
FORT MACLEOD	3,123	42	0	42	113	3.6
FORT McMURRAY	33,698	833	110	943	2,584	7.7
FORT SASKATCHEWAN	11,983	110	59	169	544	4.5
FOX CREEK	2,068	172	0	172	523	25.3
GADSBY	35	130	0	130	268	765.7
GALAHAD	176	44	0	44	98	55.7
GIBBONS	2,493	136	0	136	426	17.1
GLENWOOD	305	124	0	124	479	157.0
GRAND CENTRE	3,715	159	0	159	398	10.7
GRANUM	371	21	0	21	50	13.5
HAIRY HILL	75	25	0	25	38	50.7
HALKIRK	155	24	0	24	61	39.4

TABLE 10

POPULATION GROWTH WHICH COULD BE ACCOMMODATED ON VACANT AND DEVELOPING RESIDENTIAL LOTS

MUNICIPALITY	1989 POPULATION	TOTAL VACANT LOTS	TOTAL DEVELOPING LOTS	TOTAL VACANT AND DEVELOPING LOTS	CAPACITY OF VACANT AND DEVELOPING LOTS: POPULATION GROWTH CAPACITY	CAPACITY OF VACANT AND DEVELOPING LOTS: PERCENT OF 1989 POPULATION
HARDISTY	642	106	0	106	243	37.9
HEISLER	220	27	0	27	72	32.7
HIGH PRAIRIE	2,817	96	9	105	318	11.3
HINES CREEK	513	59	0	59	178	34.7
HOLDEN	411	11	0	11	24	5.8
HUGHENDEN	276	10	0	10	25	9.1
HUSSAR	151	29	0	29	62	41.1
HYTHE	688	116	0	116	320	46.5
INNISFAIL	5,649	66	43	109	274	4.9
INNISFREE	219	20	0	20	38	17.4
IRMA	484	30	0	30	79	16.3
IRRICANA	769	55	0	55	178	23.1
IRVINE	301	61	0	61	175	58.1
KILLAM	1,032	22	0	22	60	5.8
KITSCOTY	622	11	3	14	41	6.6
LAC LA BICHE	2,553	34	27	61	184	7.2
LACOMBE	6,110	199	15	214	565	9.2
LAMONT	1,536	100	0	100	265	17.3
LAVOY	126	25	0	25	70	55.6
LEDUC	13,363	117	31	148	440	3.3
LEGAL	949	143	0	143	455	47.9
LLOYDMINSTER	10,201	98	111	209	604	5.9
LOUGHEED	279	74	0	74	195	69.9
MAGRATH	1,637	45	0	45	147	9.0
MANNVILLE	778	67	0	67	153	19.7
MARWAYNE	516	11	42	53	140	27.1
MAYERTHORPE	1,414	41	0	41	115	8.1
MCLENNAN	1,045	56	100	156	435	41.6
MILK RIVER	861	14	59	73	177	20.6
MILO	114	20	0	20	41	36.0
MORINVILLE	5,542	238	0	238	769	13.9
MUNSON	152	17	0	17	52	34.2
MYRNAM	383	35	0	35	79	20.6
NAMPA	464	28	175	203	554	119.4
NANTON	1,564	43	74	117	291	18.6
NEW SAREPTA	355	30	0	30	86	24.2
NOBLEFORD	531	0	0	0	0	0.0
OKOTOKS	6,020	98	35	133	414	6.9
ONOWAY	647	175	0	175	408	63.1
OYEN	1,035	22	0	22	60	5.8
PEACE RIVER	6,504	319	281	600	1,644	25.3
PICTURE BUTTE	1,554	12	44	56	158	10.2
PINCHER CREEK	3,800	88	0	88	251	6.6
PLAMONDON	236	6	40	46	114	48.3
PONOKA	5,473	208	16	224	569	10.4

TABLE 10

POPULATION GROWTH WHICH COULD BE ACCOMMODATED ON VACANT AND DEVELOPING RESIDENTIAL LOTS

MUNICIPALITY	1989 POPULATION	TOTAL VACANT LOTS	TOTAL DEVELOPING LOTS	TOTAL VACANT AND DEVELOPING LOTS	CAPACITY OF VACANT AND DEVELOPING LOTS: POPULATION GROWTH CAPACITY	CAPACITY OF VACANT AND DEVELOPING LOTS: PERCENT OF 1989 POPULATION
PROVOST	1,797	22	0	22	57	3.2
RAINBOW LAKE	1,146	25	0	25	102	8.9
RAYMOND	2,957	64	10	74	263	8.9
REDCLIFF	3,834	60	115	175	525	13.7
REDWATER	2,024	78	0	78	190	9.4
RIMBEY	1,748	125	0	125	313	17.9
ROCKYFORD	293	16	0	16	43	14.7
ROSALIND	214	16	0	16	46	21.5
RUMSEY	70	2	0	2	4	5.7
RYCROFT	672	49	0	49	129	19.2
RYLEY	500	15	0	15	38	7.6
SANGUDO	368	36	22	58	115	31.3
SEDGEWICK	877	41	6	47	123	14.0
SEXSMITH	1,256	111	0	111	353	28.1
SMOKY LAKE	1,045	89	9	98	219	21.0
SPIRIT RIVER	1,086	36	45	81	210	19.3
SPRUCE GROVE	12,332	23	158	181	568	4.6
ST. ALBERT	39,388	365	685	1,050	3,192	8.1
ST. PAUL	5,128	30	30	60	176	3.4
STANDARD	336	28	0	28	72	21.4
STAVELY	469	20	0	20	49	10.4
STETTLER	5,147	85	140	225	601	11.7
STROME	267	33	20	53	129	48.3
SUNDRE	1,789	40	11	31	131	7.3
SWAN HILLS	2,407	30	0	30	77	3.2
SYLVAN LAKE	3,937	228	0	228	654	16.6
TABER	6,382	91	0	91	257	4.0
THORHILD	481	21	0	21	46	9.6
THORSBY	632	126	6	132	314	49.7
THREE HILLS	3,324	71	0	71	241	7.3
TILLEY	362	9	20	29	88	24.3
TOFIELD	1,542	74	0	74	189	12.3
TORRINGTON	209	10	0	10	28	13.4
TROCHU	892	27	4	31	78	8.7
TWO HILLS	1,171	78	130	208	466	39.8
VALLEYVIEW	2,218	24	0	24	73	3.3
VEGREVILLE	5,276	296	242	538	1,350	25.6
VERMILION	4,379	149	12	161	398	9.1
VETERAN	312	27	0	27	68	21.8
VULCAN	1,422	107	56	163	372	26.2
WABAMUN	603	63	0	63	164	27.2
WAINWRIGHT	4,713	59	0	59	144	3.1
WARBURG	477	92	0	92	244	51.2
WARNER	490	63	0	63	164	33.5
WASKATENAU	276	30	0	30	64	23.2

TABLE 10

POPULATION GROWTH WHICH COULD BE ACCOMMODATED ON VACANT AND DEVELOPING RESIDENTIAL LOTS

MUNICIPALITY	1989 POPULATION	TOTAL VACANT LOTS	TOTAL DEVELOPING LOTS	TOTAL VACANT AND DEVELOPING LOTS	CAPACITY OF VACANT AND DEVELOPING LOTS: POPULATION GROWTH CAPACITY	CAPACITY OF VACANT AND DEVELOPING LOTS: PERCENT OF 1989 POPULATION
WEMBLEY	1,264	66	0	66	228	18.0
WETASKIWIN	10,103	151	0	151	365	3.6
WHITECOURT	6,560	177	204	381	1,116	17.0
WILDWOOD	353	11	0	11	25	7.1
WILLINGDON	371	19	12	31	72	19.4
TOTAL	415,535	12,543	5,329	17,872	49,151	
Mean						27.3
Standard Deviation						60.7

TABLE 11

TOTAL AND PER CAPITA VACANT AND DEVELOPING LOTS AND LAND

This table indicates the total number, and total area, of vacant and developing commercial lots in each municipality.

For comparison purposes "per capita" measures of the inventory are shown.

Note that many municipalities did not report on the area of vacant and developing commercial lots, even though they were able to provide the total number of lots. Thus, lots per capita will be a more reliable indicator than area per capita.

TABLE 11

TOTAL AND PER CAPITA VACANT AND DEVELOPING COMMERCIAL LOTS AND LAND

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
ALLIANCE	220	8	0.0364	0.0	0.0000
AMISK	207	10	0.0483	0.0	0.0000
ARROWWOOD	140	0	0.0000	0.0	0.0000
BARNWELL	454	0	0.0000	0.0	0.0000
BARONS	294	6	0.0204	0.4	0.0014
BARRHEAD	4,014	0	0.0000	0.0	0.0000
BASHAW	829	0	0.0000	0.0	0.0000
BASSANO	1,186	17	0.0143	2.9	0.0024
BAWLF	375	15	0.0400	0.0	0.0000
BEAUMONT	4,386	0	0.0000	0.0	0.0000
BEAVERLODGE	1,808	36	0.0199	0.0	0.0000
BEISEKER	542	15	0.0277	0.0	0.0000
BENTLEY	841	2	0.0024	0.5	0.0006
BERWYN	661	2	0.0030	0.0	0.0000
BIG VALLEY	295	6	0.0203	1.0	0.0034
BITTERN LAKE	158	0	0.0000	0.0	0.0000
BLACK DIAMOND	1,481	22	0.0149	4.6	0.0031
BLACKFALDS	1,768	0	0.0000	0.0	0.0000
BLACKIE	266	0	0.0000	0.0	0.0000
BON ACCORD	1,355	6	0.0044	0.0	0.0000
BONNYVILLE	5,575	166	0.0298	0.0	0.0000
BOTHA	180	0	0.0000	0.0	0.0000
BOW ISLAND	1,566	77	0.0492	10.1	0.0064
BOWDEN	967	10	0.0103	4.6	0.0048
BOYLE	704	14	0.0199	2.2	0.0031
BRETON	557	16	0.0287	0.0	0.0000
BROOKS	9,464	1	0.0001	0.5	0.0001
BRUDERHEIM	1,176	19	0.0162	0.0	0.0000
BURDETT	278	6	0.0216	0.0	0.0000
CAMROSE	12,968	2	0.0002	6.0	0.0005
CANMORE	4,883	1	0.0002	15.4	0.0032
CARBON	429	4	0.0093	0.3	0.0007
CARDSTON	3,497	30	0.0086	12.3	0.0035
CARMANGAY	262	125	0.4771	20.5	0.0782
CAROLINE	387	17	0.0439	5.1	0.0132
CASTOR	1,030	4	0.0039	0.8	0.0008
CAYLEY	216	0	0.0000	0.0	0.0000
CEREAL	251	2	0.0080	0.0	0.0000
CHAMPION	358	6	0.0168	0.4	0.0011
CHIPMAN	239	10	0.0418	0.9	0.0038
CLARESHOLM	3,382	4	0.0012	4.5	0.0013
CLIVE	356	8	0.0225	0.8	0.0022
CLUNY	94	9	0.0957	0.0	0.0000
CLYDE	428	8	0.0187	1.1	0.0026
COALDALE	5,059	2	0.0004	0.6	0.0001
COALHURST	1,289	6	0.0047	0.8	0.0006
COCHRANE	4,337	23	0.0053	32.4	0.0075
COLD LAKE	3,572	35	0.0098	5.7	0.0016
CONSORT	686	14	0.0204	1.2	0.0017
COUTTS	359	0	0.0000	0.0	0.0000
COWLEY	290	0	0.0000	0.0	0.0000

TABLE 11

TOTAL AND PER CAPITA VACANT AND DEVELOPING COMMERCIAL LOTS AND LAND

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
CREMONA	354	12	0.0339	1.8	0.0051
CROSSFIELD	1,480	28	0.0189	11.6	0.0078
CROWSNEST PASS	6,912	76	0.0110	0.0	0.0000
CZAR	190	0	0.0000	0.0	0.0000
DAYSLAND	685	4	0.0058	0.4	0.0006
DELIA	223	6	0.0269	0.7	0.0031
DERWENT	149	3	0.0201	0.0	0.0000
DEVON	3,956	5	0.0013	5.4	0.0014
DEWBERRY	210	11	0.0524	1.6	0.0076
DIDSBURY	3,197	16	0.0050	1.8	0.0006
DONALDA	237	11	0.0464	0.0	0.0000
DONNELLY	405	2	0.0049	0.4	0.0010
DUCHESS	430	22	0.0512	5.5	0.0128
EAGLESHAM	172	5	0.0291	0.0	0.0000
ECKVILLE	869	1	0.0012	0.1	0.0001
EDBERG	129	2	0.0155	0.6	0.0047
EDGERTON	399	5	0.0125	0.0	0.0000
EDSON	7,323	181	0.0247	81.8	0.0112
ELK POINT	1,391	28	0.0201	11.7	0.0084
ELNORA	266	30	0.1128	2.1	0.0079
ENTWISTLE	478	17	0.0356	0.0	0.0000
FAIRVIEW	3,281	49	0.0149	27.0	0.0082
FALHER	1,178	21	0.0178	17.1	0.0145
FERINTOSH	125	16	0.1280	1.1	0.0088
FOREMOST	595	6	0.0101	1.4	0.0024
FORESTBURG	936	6	0.0064	0.0	0.0000
FORT ASSINIBOINE	214	18	0.0841	3.1	0.0145
FORT MACLEOD	3,123	6	0.0019	0.0	0.0000
FORT McMURRAY	33,698	20	0.0006	45.3	0.0013
FORT SASKATCHEWAN	11,983	5	0.0004	1.0	0.0001
FOX CREEK	2,068	4	0.0019	5.0	0.0024
GADSBY	35	0	0.0000	0.0	0.0000
GALAHAD	176	14	0.0795	2.5	0.0142
GIBBONS	2,493	5	0.0020	0.0	0.0000
GLENWOOD	305	4	0.0131	4.8	0.0157
GRAND CENTRE	3,715	62	0.0167	180.0	0.0485
GRANUM	371	3	0.0081	0.4	0.0011
HAIRY HILL	75	40	0.5333	25.7	0.3427
HALKIRK	155	2	0.0129	0.0	0.0000
HARDISTY	642	7	0.0109	2.6	0.0040
HEISLER	220	18	0.0818	20.0	0.0909
HIGH PRAIRIE	2,817	9	0.0032	0.8	0.0003
HINES CREEK	513	34	0.0663	4.7	0.0092
HOLDEN	411	17	0.0414	7.4	0.0180
HUGHENDEN	276	1	0.0036	0.2	0.0007
HUSSAR	151	8	0.0530	1.2	0.0079
HYTHE	688	34	0.0494	9.4	0.0137
INNISFAIL	5,649	22	0.0039	23.5	0.0042
INNISFREE	219	8	0.0365	0.0	0.0000
IRMA	484	39	0.0806	13.4	0.0277
IRRICANA	769	26	0.0338	6.2	0.0081

TABLE 11

TOTAL AND PER CAPITA VACANT AND DEVELOPING COMMERCIAL LOTS AND LAND

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
IRVINE	301	28	0.0930	2.0	0.0066
KILLAM	1,032	15	0.0145	1.5	0.0015
KITSCOTY	622	3	0.0048	0.0	0.0000
LAC LA BICHE	2,553	14	0.0055	13.9	0.0054
LACOMBE	6,110	5	0.0008	0.0	0.0000
LAMONT	1,536	18	0.0117	15.0	0.0098
LAVOY	126	2	0.0159	0.3	0.0024
LEDUC	13,363	94	0.0070	223.2	0.0167
LEGAL	949	3	0.0032	0.6	0.0006
LLOYDMINSTER	10,201	1	0.0001	1.0	0.0001
LOUGHEED	279	31	0.1111	0.0	0.0000
MAGRATH	1,637	1	0.0006	7.0	0.0043
MANNVILLE	778	9	0.0116	1.3	0.0017
MARWAYNE	516	0	0.0000	0.0	0.0000
MAYERTHORPE	1,414	30	0.0212	37.0	0.0262
MCLENNAN	1,045	11	0.0105	1.0	0.0010
MILK RIVER	861	10	0.0116	15.2	0.0177
MILO	114	5	0.0439	0.0	0.0000
MORINVILLE	5,542	52	0.0094	19.1	0.0034
MUNSON	152	4	0.0263	1.0	0.0066
MYRNAM	383	0	0.0000	3.5	0.0091
NAMPA	464	10	0.0216	12.9	0.0278
NANTON	1,564	28	0.0179	2.6	0.0017
NEW SAREPTA	355	0	0.0000	0.0	0.0000
NOBLEFORD	531	0	0.0000	0.0	0.0000
OKOTOKS	6,020	17	0.0028	13.1	0.0022
ONOWAY	647	16	0.0247	0.0	0.0000
OYEN	1,035	3	0.0029	1.0	0.0010
PEACE RIVER	6,504	38	0.0058	51.3	0.0079
PICTURE BUTTE	1,534	3	0.0019	0.0	0.0000
PINCHER CREEK	3,800	0	0.0000	0.0	0.0000
PLAMONDON	236	15	0.0636	0.0	0.0000
PONOKA	5,473	45	0.0082	14.8	0.0027
PROVOST	1,797	7	0.0039	7.2	0.0040
RAINBOW LAKE	1,146	8	0.0070	6.3	0.0055
RAYMOND	2,957	4	0.0014	5.0	0.0017
REDCLIFF	3,834	50	0.0130	7.2	0.0019
REDWATER	2,024	0	0.0000	0.0	0.0000
RIMBEY	1,748	27	0.0154	11.9	0.0068
ROCKYFORD	293	0	0.0000	0.0	0.0000
ROSALIND	214	0	0.0000	0.0	0.0000
RUMSEY	70	0	0.0000	0.0	0.0000
RYCROFT	672	8	0.0119	0.0	0.0000
RYLEY	500	6	0.0120	0.4	0.0008
SANGUDO	368	5	0.0136	0.7	0.0019
SEDGEWICK	877	6	0.0068	0.0	0.0000
SEXSMITH	1,256	13	0.0104	0.0	0.0000
SMOKY LAKE	1,045	8	0.0077	17.7	0.0169
SPIRIT RIVER	1,086	11	0.0101	6.3	0.0058
SPRUCE GROVE	12,332	17	0.0014	10.1	0.0008
ST. ALBERT	39,388	37	0.0009	84.7	0.0022

TABLE 11

TOTAL AND PER CAPITA VACANT AND DEVELOPING COMMERCIAL LOTS AND LAND

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
ST. PAUL	5,128	32	0.0062	25.0	0.0049
STANDARD	336	2	0.0060	0.8	0.0024
STAVELY	469	5	0.0107	0.5	0.0011
STETTLER	5,147	13	0.0025	6.8	0.0013
STROME	267	22	0.0824	0.0	0.0000
SUNDRE	1,789	0	0.0000	0.0	0.0000
SWAN HILLS	2,407	11	0.0046	0.0	0.0000
SYLVAN LAKE	3,937	45	0.0114	0.0	0.0000
TABER	6,382	5	0.0008	8.0	0.0013
THORHILD	481	8	0.0166	0.0	0.0000
THORSBY	632	20	0.0316	0.0	0.0000
THREE HILLS	3,324	2	0.0006	0.0	0.0000
TILLEY	362	7	0.0193	0.7	0.0019
TOFIELD	1,542	36	0.0233	0.0	0.0000
TORRINGTON	209	7	0.0335	0.0	0.0000
TROCHU	892	4	0.0045	2.0	0.0022
TWO HILLS	1,171	40	0.0342	50.7	0.0433
VALLEYVIEW	2,218	1	0.0005	0.0	0.0000
VEGREVILLE	5,276	123	0.0233	57.1	0.0108
VERMILION	4,379	7	0.0016	1.8	0.0004
VETERAN	312	24	0.0769	0.0	0.0000
VULCAN	1,422	11	0.0077	0.0	0.0000
WABAMUN	603	13	0.0216	2.4	0.0040
WAINWRIGHT	4,713	61	0.0129	20.1	0.0043
WARBURG	477	23	0.0482	5.0	0.0105
WARNER	490	27	0.0551	1.1	0.0022
WASKATENAU	276	8	0.0290	66.4	0.2406
WEMBLEY	1,264	3	0.0024	0.3	0.0002
WETASKIWIN	10,103	16	0.0016	0.0	0.0000
WHITECOURT	6,560	64	0.0098	55.7	0.0085
WILDWOOD	353	20	0.0567	11.2	0.0317
WILLINGDON	371	19	0.0512	5.6	0.0151
TOTAL	415,535	3,130		1,581.9	
Mean		16.92	0.0243	8.6	0.0079
Standard Deviation			0.0561		0.0322

NOTE: Many municipalities did not report the area of vacant lots and lands although they were able to report on the number of vacant lots. Thus, lots per capita will be a more reliable measurement than area per capita.

TABLE 12

TOTAL AND PER CAPITA VACANT AND DEVELOPING INDUSTRIAL LOTS AND LAND

This table indicates the total number, and total area, of vacant and developing industrial lots in each municipality.

For comparison purposes "per capita" measures of the inventory are shown.

Note that many municipalities did not report on the area of vacant and developing industrial lots, even though they were able to provide the total number of lots. Thus, lots per capita will be a more reliable indicator than area per capita.

TABLE 12

TOTAL AND PER CAPITA VACANT AND DEVELOPING INDUSTRIAL LOTS AND LAND

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
ALLIANCE	220	1	0.0045	0.0	0.0000
AMISK	207	0	0.0000	0.0	0.0000
ARROWWOOD	140	37	0.2643	5.6	0.0400
BARNWELL	454	0	0.0000	0.0	0.0000
BARONS	294	10	0.0340	1.2	0.0041
BARRHEAD	4,014	26	0.0065	28.5	0.0071
BASHAW	829	139	0.1677	156.8	0.1891
BASSANO	1,186	11	0.0093	6.5	0.0055
BAWLF	375	0	0.0000	0.0	0.0000
BEAUMONT	4,386	0	0.0000	0.0	0.0000
BEAVERLODGE	1,808	14	0.0077	0.0	0.0000
BEISEKER	542	12	0.0221	0.0	0.0000
BENTLEY	841	0	0.0000	0.0	0.0000
BERWYN	661	10	0.0151	0.0	0.0000
BIG VALLEY	295	10	0.0339	0.9	0.0031
BITTERN LAKE	158	0	0.0000	0.0	0.0000
BLACK DIAMOND	1,481	0	0.0000	0.0	0.0000
BLACKFALDS	1,768	0	0.0000	0.0	0.0000
BLACKIE	266	0	0.0000	0.0	0.0000
BON ACCORD	1,355	0	0.0000	0.0	0.0000
BONNYVILLE	5,575	21	0.0038	0.0	0.0000
BOTHA	180	0	0.0000	0.0	0.0000
BOW ISLAND	1,566	25	0.0160	51.7	0.0330
BOWDEN	967	2	0.0021	2.5	0.0026
BOYLE	704	0	0.0000	0.0	0.0000
BRETON	557	5	0.0090	0.0	0.0000
BROOKS	9,464	23	0.0024	11.0	0.0012
BRUDERHEIM	1,176	0	0.0000	0.0	0.0000
BURDETT	278	17	0.0612	0.0	0.0000
CAMROSE	12,968	61	0.0047	350.0	0.0270
CANMORE	4,883	14	0.0029	22.5	0.0046
CARBON	429	18	0.0420	13.0	0.0303
CARDSTON	3,497	25	0.0071	97.0	0.0277
CARMANGAY	262	0	0.0000	0.0	0.0000
CAROLINE	387	0	0.0000	0.0	0.0000
CASTOR	1,030	5	0.0049	5.0	0.0049
CAYLEY	216	0	0.0000	0.0	0.0000
CEREAL	251	0	0.0000	0.0	0.0000
CHAMPION	358	3	0.0084	0.2	0.0006
CHIPMAN	239	0	0.0000	0.0	0.0000
CLARESHOLM	3,382	10	0.0030	86.2	0.0255
CLIVE	356	4	0.0112	8.4	0.0236
CLUNY	94	0	0.0000	0.0	0.0000
CLYDE	428	10	0.0234	1.3	0.0030
COALDALE	5,059	43	0.0085	41.5	0.0082
COALHURST	1,289	1	0.0008	1.1	0.0009
COCHRANE	4,337	16	0.0037	11.4	0.0026
COLD LAKE	3,572	0	0.0000	0.0	0.0000
CONSORT	686	8	0.0117	5.0	0.0073

TABLE 12

TOTAL AND PER CAPITA VACANT AND DEVELOPING INDUSTRIAL LOTS AND LAND

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
COUTTS	359	0	0.0000	0.0	0.0000
COWLEY	290	0	0.0000	0.0	0.0000
CREMONA	354	0	0.0000	0.0	0.0000
CROSSFIELD	1,480	49	0.0331	157.0	0.1061
CROWSNEST PASS	6,912	97	0.0140	0.0	0.0000
CZAR	190	0	0.0000	0.0	0.0000
DAYSLAND	685	4	0.0058	4.8	0.0070
DELIA	223	0	0.0000	0.0	0.0000
DERWENT	149	0	0.0000	0.0	0.0000
DEVON	3,956	64	0.0162	36.0	0.0091
DEWBERRY	210	1	0.0048	5.4	0.0257
DIDSBURY	3,197	14	0.0044	3.2	0.0010
DONALDA	237	0	0.0000	0.0	0.0000
DONNELLY	405	2	0.0049	5.6	0.0138
DUCHESS	430	0	0.0000	13.4	0.0312
EAGLESHAM	172	0	0.0000	0.0	0.0000
ECKVILLE	869	4	0.0046	0.6	0.0007
EDBERG	129	0	0.0000	0.0	0.0000
EDGERTON	399	0	0.0000	0.0	0.0000
EDSON	7,323	67	0.0091	94.9	0.0130
ELK POINT	1,391	33	0.0237	27.7	0.0199
ELNORA	266	0	0.0000	0.0	0.0000
ENTWISTLE	478	11	0.0230	11.0	0.0230
FAIRVIEW	3,281	40	0.0122	68.8	0.0210
FALHER	1,178	8	0.0068	7.8	0.0066
FERINTOSH	125	0	0.0000	0.0	0.0000
FOREMOST	593	3	0.0050	1.6	0.0027
FORESTBURG	936	0	0.0000	0.0	0.0000
FORT ASSINIBOINE	214	0	0.0000	0.0	0.0000
FORT MACLEOD	3,123	71	0.0227	0.0	0.0000
FORT McMURRAY	33,698	64	0.0019	358.9	0.0107
FORT SASKATCHEWAN	11,983	63	0.0053	44.5	0.0037
FOX CREEK	2,068	5	0.0024	9.6	0.0046
GADSBY	35	0	0.0000	0.0	0.0000
GALAHAD	176	0	0.0000	0.0	0.0000
GIBBONS	2,493	10	0.0040	0.0	0.0000
GLENWOOD	305	1	0.0033	1.0	0.0033
GRAND CENTRE	3,715	16	0.0043	210.0	0.0565
GRANUM	371	9	0.0243	6.7	0.0181
HAIRY HILL	75	0	0.0000	0.0	0.0000
HALKIRK	155	0	0.0000	0.0	0.0000
HARDISTY	642	8	0.0125	15.2	0.0237
HEISLER	220	3	0.0136	12.0	0.0545
HIGH PRAIRIE	2,817	10	0.0035	15.0	0.0053
HINES CREEK	513	0	0.0000	0.0	0.0000
HOLDEN	411	0	0.0000	0.0	0.0000
HUGHENDEN	276	8	0.0290	5.0	0.0181
HUSSAR	151	0	0.0000	2.2	0.0146
HYTHE	688	10	0.0145	28.4	0.0413

TABLE 12

TOTAL AND PER CAPITA VACANT AND DEVELOPING INDUSTRIAL LOTS AND LAND

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
INNISFAIL	5,649	49	0.0087	53.8	0.0095
INNISFREE	219	0	0.0000	0.0	0.0000
IRMA	484	17	0.0351	5.8	0.0120
IRRICANA	769	0	0.0000	0.0	0.0000
IRVINE	301	12	0.0399	4.0	0.0133
KILLAM	1,032	0	0.0000	0.0	0.0000
KITSCOTY	622	2	0.0032	13.5	0.0217
LAC LA BICHE	2,553	9	0.0035	12.2	0.0048
LACOMBE	6,110	5	0.0008	0.0	0.0000
LAMONT	1,536	20	0.0130	30.0	0.0195
LAVOY	126	0	0.0000	0.0	0.0000
LEDUC	13,363	50	0.0037	165.5	0.0124
LEGAL	949	8	0.0084	3.7	0.0039
LLOYDMINSTER	10,201	20	0.0020	23.0	0.0023
LOUGHEED	279	15	0.0538	0.0	0.0000
MAGRATH	1,637	1	0.0006	1.0	0.0006
MANNVILLE	778	18	0.0231	17.8	0.0229
MARWAYNE	516	0	0.0000	0.0	0.0000
MAYERTHORPE	1,414	0	0.0000	0.0	0.0000
MCLENNAN	1,045	3	0.0029	6.0	0.0057
MILK RIVER	861	0	0.0000	0.0	0.0000
MILO	114	0	0.0000	0.0	0.0000
MORINVILLE	5,542	44	0.0079	87.8	0.0158
MUNSON	152	2	0.0132	0.4	0.0026
MYRNAM	383	0	0.0000	0.0	0.0000
NAMPA	464	15	0.0323	30.5	0.0657
NANTON	1,564	27	0.0173	43.3	0.0277
NEW SAREPTA	355	0	0.0000	0.0	0.0000
NOBLEFORD	531	0	0.0000	0.0	0.0000
OKOTOKS	6,020	21	0.0035	20.1	0.0033
ONOWAY	647	17	0.0263	0.0	0.0000
OYEN	1,035	0	0.0000	0.0	0.0000
PEACE RIVER	6,504	23	0.0035	61.0	0.0094
PICTURE BUTTE	1,554	12	0.0077	0.0	0.0000
PINCHER CREEK	3,800	0	0.0000	0.0	0.0000
PLAMONDON	236	0	0.0000	0.0	0.0000
PONOKA	5,473	65	0.0119	44.2	0.0081
PROVOST	1,797	11	0.0061	10.3	0.0057
RAINBOW LAKE	1,146	16	0.0140	16.4	0.0143
RAYMOND	2,957	18	0.0061	23.0	0.0078
REDCLIFF	3,834	114	0.0297	8.8	0.0023
REDWATER	2,024	27	0.0133	0.0	0.0000
RIMBEY	1,748	4	0.0023	1.5	0.0009
ROCKYFORD	293	0	0.0000	0.0	0.0000
ROSALIND	214	0	0.0000	0.0	0.0000
RUMSEY	70	0	0.0000	0.0	0.0000
RYCROFT	672	9	0.0134	0.0	0.0000
RYLEY	500	1	0.0020	1.3	0.0026
SANGUDO	368	0	0.0000	0.0	0.0000

TABLE 12

TOTAL AND PER CAPITA VACANT AND DEVELOPING INDUSTRIAL LOTS AND LAND

MUNICIPALITY	1989 POPULATION	NUMBER OF LOTS	LOTS PER CAPITA	AREA (ACRES)	AREA PER CAPITA
SEDGEWICK	877	9	0.0103	0.0	0.0000
SEXSMITH	1,256	8	0.0064	0.0	0.0000
SMOKY LAKE	1,045	5	0.0048	6.1	0.0058
SPIRIT RIVER	1,086	0	0.0000	0.0	0.0000
SPRUCE GROVE	12,332	60	0.0049	115.8	0.0094
ST. ALBERT	39,388	97	0.0025	92.8	0.0024
ST. PAUL	5,128	9	0.0018	7.0	0.0014
STANDARD	336	19	0.0565	10.9	0.0324
STAVELY	469	11	0.0235	5.2	0.0111
STETTLER	5,147	14	0.0027	14.1	0.0027
STROME	267	2	0.0075	1.3	0.0049
SUNDRE	1,789	5	0.0028	2.5	0.0014
SWAN HILLS	2,407	15	0.0062	0.0	0.0000
SYLVAN LAKE	3,937	42	0.0107	0.0	0.0000
TABER	6,382	21	0.0033	26.3	0.0041
THORHILD	481	8	0.0166	0.0	0.0000
THORSBY	632	2	0.0032	0.0	0.0000
THREE HILLS	3,324	20	0.0060	0.0	0.0000
TILLEY	362	0	0.0000	0.0	0.0000
TOFIELD	1,542	0	0.0000	0.0	0.0000
TORRINGTON	209	12	0.0574	0.0	0.0000
TROCHU	892	9	0.0101	4.5	0.0050
TWO HILLS	1,171	7	0.0060	25.0	0.0213
VALLEYVIEW	2,218	17	0.0077	0.0	0.0000
VEGREVILLE	5,276	15	0.0028	12.6	0.0024
VERMILION	4,379	39	0.0089	29.2	0.0067
VETERAN	312	0	0.0000	0.0	0.0000
VULCAN	1,422	21	0.0148	39.9	0.0281
WABAMUN	603	0	0.0000	0.0	0.0000
WAINWRIGHT	4,713	56	0.0119	56.4	0.0120
WARBURG	477	7	0.0147	10.0	0.0210
WARNER	490	0	0.0000	0.0	0.0000
WASKATENAU	276	1	0.0036	0.1	0.0004
WEMBLEY	1,264	4	0.0032	5.4	0.0043
WETASKIWIN	10,103	21	0.0021	256.3	0.0254
WHITECOURT	6,560	80	0.0122	127.8	0.0195
WILDWOOD	353	1	0.0028	0.9	0.0025
WILLINGDON	371	1	0.0027	0.0	0.0000
TOTAL	415,535	2,549		3,588.6	
Mean		13.78	0.0099	19.4	0.0081
Standard Deviation			0.0250		0.0190

NOTE: Many municipalities did not report the area of vacant lands although they were able to report on the number of vacant lots. Thus, lots per capita will be a more reliable measurement than area per capita .

TABLE 13

RAW LAND BY LAND USE BYLAW CATEGORY AND PER CAPITA

This table indicates amounts of land which has usually been annexed but is being held for future development, to accommodate long term growth.

It is unserviced land and is not subject to current subdivision or development applications.

TABLE 13

RAW LAND BY LAND USE BYLAW CATEGORY AND PER CAPITA

MUNICIPALITY	1989 POPULATION	AREA OF RAW LAND & DESIGNATED USE - LAND USE BYLAW					TOTAL RAW LAND PER CAPITA
		RES'L	COMM'L	IND'L	AGRIC'L	URBAN RESERVE	
ALLIANCE	220	0.0	0.0	0.0	0.0	0.0	0.0000
AMISK	207	0.0	0.0	0.0	0.0	0.0	0.0000
ARROWWOOD	140	0.0	0.0	0.0	0.0	0.0	0.0000
BARNWELL	454	0.0	0.0	0.0	0.0	0.0	0.0000
BARONS	294	0.0	0.0	0.0	0.0	0.0	0.0000
BARRHEAD	4,014	0.0	0.0	0.0	0.0	1,030.0	0.2566
BASHAW	829	51.7	0.0	0.0	0.0	0.0	0.0624
BASSANO	1,186	14.7	0.0	140.0	0.0	160.0	0.2653
BAWLF	375	0.0	0.0	0.0	0.0	0.0	0.0000
BEAUMONT	4,386	1,920.0	4.7	198.9	0.0	73.3	0.5009
BEAVERLODGE	1,808	40.1	0.0	0.0	0.0	104.4	0.0799
BEISEKER	542	0.0	0.0	0.0	0.0	0.0	0.0000
BENTLEY	841	0.0	0.0	31.8	0.0	61.1	0.1105
BERWYN	661	0.0	0.0	12.8	0.0	36.3	0.0743
BIG VALLEY	295	2.9	0.0	0.9	0.0	0.0	0.0129
BITTERN LAKE	158	3.2	3.2	0.0	28.3	0.0	0.2196
BLACK DIAMOND	1,481	0.0	0.0	0.0	0.0	261.5	0.1766
BLACKFALDS	1,768	0.0	0.0	0.0	0.0	0.0	0.0000
BLACKIE	266	0.0	0.0	0.7	0.0	0.0	0.0026
BON ACCORD	1,355	0.0	0.0	20.3	0.0	116.9	0.1013
BONNYVILLE	5,575	239.2	90.5	246.3	0.0	1,589.7	0.3885
BOTHA	180	0.0	0.0	0.0	0.0	0.0	0.0000
BOW ISLAND	1,566	0.0	0.0	247.0	0.0	140.0	0.2471
BOWDEN	967	80.0	16.0	22.0	0.0	0.0	0.1220
BOYLE	704	12.9	1.5	223.4	142.8	226.4	0.8622
BRETON	557	0.0	0.0	0.0	0.0	123.0	0.2208
BROOKS	9,464	368.0	0.0	140.0	0.0	0.0	0.0537
BRUDERHEIM	1,176	51.5	23.3	70.0	0.0	350.3	0.4210
BURDETT	278	0.0	0.0	0.0	0.0	320.0	1.1511
CAMROSE	12,968	982.0	36.0	0.0	0.0	0.0	0.0785
CANMORE	4,883	0.0	119.8	0.0	0.0	777.0	0.1837
CARBON	429	9.2	0.0	0.0	0.0	15.0	0.0564
CARDSTON	3,497	64.0	7.0	46.5	197.5	57.2	0.1064
CARMANGAY	262	0.0	0.0	42.7	254.0	0.0	1.1324
CAROLINE	387	0.0	0.0	0.0	0.0	214.0	0.5530
CASTOR	1,030	0.0	0.0	0.0	0.0	0.0	0.0000
CAYLEY	216	44.8	0.0	0.0	0.0	0.0	0.2074
CEREAL	251	0.0	0.0	0.0	0.0	0.0	0.0000
CHAMPION	358	0.0	0.0	0.0	15.5	0.0	0.0433
CHIPMAN	239	5.0	3.7	5.0	0.0	27.1	0.1707
CLARESHOLM	3,382	0.0	0.0	0.0	0.0	0.0	0.0000
CLIVE	356	0.0	0.0	0.0	132.4	0.0	0.3719
CLUNY	94	0.0	0.0	0.0	0.0	0.0	0.0000
CLYDE	428	0.0	0.0	0.0	0.0	0.0	0.0000
COALDALE	5,059	50.0	0.0	160.0	438.0	0.0	0.1281
COALHURST	1,289	42.2	0.0	0.0	0.0	52.9	0.0738
COCHRANE	4,337	1,470.0	50.0	200.0	0.0	0.0	0.3966

TABLE 13

RAW LAND BY LAND USE BYLAW CATEGORY AND PER CAPITA

MUNICIPALITY	1989 POPULATION	AREA OF RAW LAND & DESIGNATED USE - LAND USE BYLAW					TOTAL RAW LAND PER CAPITA
		RES'L	COMM'L	IND'L	AGRIC'L	URBAN RESERVE	
COLD LAKE	3,572	0.0	200.0	0.0	700.0	100.0	0.2800
CONSORT	686	10.0	0.0	10.0	0.0	0.0	0.0292
COUTTS	359	0.0	0.0	0.0	0.0	0.0	0.0000
COWLEY	290	0.0	0.0	0.0	0.0	0.0	0.0000
CREMONA	354	0.0	0.0	19.7	0.0	0.0	0.0556
CROSSFIELD	1,480	24.2	0.0	0.0	0.0	41.4	0.0443
CROWSNEST PASS	6,912	0.0	0.0	0.0	0.0	0.0	0.0000
CZAR	190	98.3	0.0	0.0	0.0	0.0	0.5174
DAYSLAND	685	14.0	0.0	4.7	0.0	0.0	0.0273
DELIA	223	0.0	0.0	0.0	0.0	32.5	0.1457
DERWENT	149	0.0	0.0	0.0	0.0	0.0	0.0000
DEVON	3,956	130.0	0.0	40.0	0.0	528.0	0.1764
DEWBERRY	210	26.4	0.0	5.4	0.0	1.7	0.1595
DIDSBURY	3,197	5.3	61.9	7.1	0.0	430.7	0.1580
DONALDA	237	0.0	0.0	0.0	59.3	0.0	0.2502
DONNELLY	405	63.0	0.0	47.0	0.0	0.0	0.2716
DUCHESS	430	0.0	0.0	0.0	0.0	0.0	0.0000
EAGLESHAM	172	0.0	0.0	0.0	0.0	0.0	0.0000
ECKVILLE	869	0.0	0.0	0.0	109.5	0.0	0.1260
EDBERG	129	0.0	0.0	0.0	0.0	0.0	0.0000
EDGERTON	399	0.0	0.0	0.0	0.0	0.0	0.0000
EDSON	7,323	123.5	0.0	0.0	0.0	0.0	0.0169
ELK POINT	1,391	0.0	0.0	0.0	0.0	476.5	0.3426
ELNORA	266	0.0	0.0	0.0	0.0	0.0	0.0000
ENTWISTLE	478	0.0	0.0	0.0	0.0	0.0	0.0000
FAIRVIEW	3,281	0.0	0.0	0.0	0.0	1,117.6	0.3406
FALHER	1,178	25.3	137.6	0.0	0.0	0.0	0.1383
FERINTOSH	125	0.0	0.0	0.0	18.1	0.0	0.1448
FOREMOST	595	20.3	1.8	0.0	0.0	113.7	0.2282
FORESTBURG	936	23.2	5.0	0.0	28.8	0.0	0.0609
FORT ASSINIBOINE	214	0.0	0.0	0.0	0.0	0.0	0.0000
FORT MACLEOD	3,123	864.0	250.0	549.0	1,440.0	2,492.5	1.7917
FORT McMURRAY	33,698	0.0	0.0	0.0	0.0	620.0	0.0184
FORT SASKATCHEWAN	11,983	1,619.7	0.0	959.6	0.0	0.0	0.2152
FOX CREEK	2,068	100.0	50.0	80.0	0.0	0.0	0.1112
GADSBY	35	0.0	0.0	0.0	0.0	0.0	0.0000
GALAHAD	176	0.0	0.0	0.0	0.0	0.0	0.0000
GIBBONS	2,493	0.0	0.0	0.0	0.0	820.0	0.3289
GLENWOOD	305	0.0	0.0	0.0	0.0	0.0	0.0000
GRAND CENTRE	3,715	100.0	40.0	100.0	0.0	2,002.8	0.6037
GRANUM	371	2.4	20.7	48.7	35.2	0.0	0.2884
HAIRY HILL	75	0.0	0.0	0.0	0.0	0.0	0.0000
HALKIRK	155	0.0	0.0	0.0	0.0	0.0	0.0000
HARDISTY	642	0.0	0.0	0.0	0.0	393.8	0.6134
HEISLER	220	0.0	0.0	0.0	0.0	0.0	0.0000
HIGH PRAIRIE	2,817	125.0	0.0	10.9	0.0	280.8	0.1490
HINES CREEK	513	0.0	0.0	80.0	0.0	223.1	0.5908

TABLE 13

RAW LAND BY LAND USE BYLAW CATEGORY AND PER CAPITA

MUNICIPALITY	1989 POPULATION	AREA OF RAW LAND & DESIGNATED USE - LAND USE BYLAW					TOTAL RAW LAND PER CAPITA
		RES'L	COMM'L	IND'L	AGRIC'L	URBAN RESERVE	
HOLDEN	411	0.0	0.0	0.0	0.0	116.3	0.2830
HUGHENDEN	276	0.0	0.0	5.0	0.0	0.0	0.0181
HUSSAR	151	0.0	0.0	0.0	0.0	29.5	0.1954
HYTHE	688	0.0	0.0	0.0	0.0	256.0	0.3721
INNISFAIL	5,649	483.0	45.0	150.0	0.0	0.0	0.1204
INNISFREE	219	0.0	0.0	0.0	0.0	0.0	0.0000
IRMA	484	0.0	0.0	0.0	30.0	0.0	0.0620
IRRICANA	769	9.0	0.0	0.0	0.0	0.0	0.0117
IRVINE	301	7.6	52.6	20.0	402.6	43.4	1.7482
KILLAM	1,032	0.0	0.0	0.0	257.3	0.0	0.2493
KITSCOTY	622	61.5	0.0	0.0	0.0	42.0	0.1664
LAC LA BICHE	2,553	0.0	0.0	0.0	0.0	342.5	0.1342
LACOMBE	6,110	69.0	0.0	103.0	0.0	0.0	0.0282
LAMONT	1,536	82.0	12.0	77.0	0.0	349.0	0.3385
LAVOY	126	0.0	0.0	0.0	0.0	84.6	0.6714
LEDUC	13,363	0.0	0.0	0.0	0.0	3,108.0	0.2326
LEGAL	949	0.0	0.0	2.3	306.6	0.0	0.3255
LLOYDMINSTER	10,201	1,560.0	60.0	1,240.0	2,300.0	0.0	0.3058
LOUGHEED	279	0.0	0.0	0.0	0.0	0.0	0.0000
MAGRATH	1,637	0.0	0.0	0.0	0.0	0.0	0.0000
MANNVILLE	778	31.0	0.0	20.0	0.0	24.0	0.0964
MARWAYNE	516	0.0	0.0	0.0	0.0	0.0	0.0000
MAYERTHORPE	1,414	0.0	0.0	0.0	0.0	78.8	0.0557
MCLENNAN	1,045	40.0	0.0	0.0	0.0	0.0	0.0383
MILK RIVER	861	0.0	0.0	0.0	80.0	0.0	0.0929
MILO	114	0.0	0.0	0.0	0.0	0.0	0.0000
MORINVILLE	5,542	0.0	0.0	0.0	0.0	1,645.5	0.2969
MUNSON	152	2.7	0.0	0.0	0.0	534.1	3.5316
MYRNAM	383	0.0	0.0	0.0	0.0	341.6	0.8919
NAMPA	464	0.0	0.0	0.0	0.0	105.5	0.2274
NANTON	1,564	0.0	0.0	0.0	160.8	0.0	0.1028
NEW SAREPTA	355	0.0	0.0	0.0	0.0	450.0	1.2676
NOBLEFORD	531	0.0	0.0	12.0	0.0	0.0	0.0226
OKOTOKS	6,020	136.7	0.0	0.0	0.0	1,601.6	0.2921
ONOWAY	647	41.1	0.0	0.0	0.0	12.5	0.0828
OYEN	1,035	0.0	0.0	0.0	0.0	475.5	0.4594
PEACE RIVER	6,504	0.0	97.0	183.0	0.0	948.0	0.1888
PICTURE BUTTE	1,554	137.2	0.0	0.0	0.0	0.0	0.0883
PINCHER CREEK	3,800	43.2	6.3	6.0	0.0	294.0	0.0920
PLAMONDON	236	76.6	3.3	0.0	0.0	0.0	0.3386
PONOKA	5,473	197.7	35.0	0.0	159.0	5.0	0.0725
PROVOST	1,797	0.0	0.0	0.0	0.0	59.0	0.0328
RAINBOW LAKE	1,146	0.0	0.0	0.0	0.0	0.0	0.0000
RAYMOND	2,957	25.0	0.0	16.0	0.0	100.0	0.0477
REDCLIFF	3,834	0.0	0.0	0.0	0.0	900.0	0.2347
REDWATER	2,024	0.0	0.0	0.0	0.0	0.0	0.0000
RIMBEY	1,748	0.8	0.1	0.4	160.6	0.0	0.0926

TABLE 13

RAW LAND BY LAND USE BYLAW CATEGORY AND PER CAPITA

MUNICIPALITY	1989 POPULATION	AREA OF RAW LAND & DESIGNATED USE - LAND USE BYLAW					TOTAL RAW LAND PER CAPITA
		RES'L	COMM'L	IND'L	AGRIC'L	URBAN RESERVE	
ROCKYFORD	293	0.0	21.7	0.0	0.0	117.5	0.4751
ROSALIND	214	0.0	0.0	0.0	0.0	0.0	0.0000
RUMSEY	70	0.0	0.0	0.0	0.0	0.0	0.0000
RYCROFT	672	0.0	0.0	0.0	0.0	0.0	0.0000
RYLEY	500	0.0	0.0	117.6	0.0	80.0	0.3952
SANGUDO	368	0.0	0.0	0.0	0.0	0.0	0.0000
SEDGEWICK	877	30.0	0.0	0.0	0.0	0.0	0.0342
SEXSMITH	1,256	0.0	0.0	0.0	0.0	506.5	0.4033
SMOKY LAKE	1,045	0.0	0.0	0.0	0.0	600.0	0.5742
SPIRIT RIVER	1,086	0.0	0.0	0.0	222.0	69.0	0.2680
SPRUCE GROVE	12,332	0.0	0.0	0.0	0.0	2,497.0	0.2025
ST. ALBERT	39,388	2,526.2	15.9	625.5	0.0	0.0	0.0804
ST. PAUL	5,128	80.0	20.0	20.0	0.0	440.0	0.1092
STANDARD	336	0.0	0.0	30.5	0.0	0.0	0.0908
STAVELY	469	0.0	0.0	0.0	0.0	55.0	0.1173
STETTLER	5,147	270.0	78.0	346.0	0.0	0.0	0.1348
STROME	267	0.0	0.0	0.0	0.0	0.0	0.0000
SUNDRE	1,789	130.0	35.0	35.0	0.0	0.0	0.1118
SWAN HILLS	2,407	781.0	17.3	457.0	0.0	305.8	0.6486
SYLVAN LAKE	3,937	0.0	0.0	0.0	0.0	0.0	0.0000
TABER	6,382	818.0	0.0	520.0	0.0	0.0	0.2097
THORHILD	481	0.0	0.0	0.0	0.0	0.0	0.0000
THORSBY	632	1.0	0.0	0.0	0.0	0.0	0.0016
THREE HILLS	3,324	0.0	0.0	0.0	0.0	0.0	0.0000
TILLEY	362	6.9	0.0	0.0	0.0	0.0	0.0191
TOFIELD	1,542	80.0	29.6	126.3	0.0	740.0	0.6329
TORRINGTON	209	17.8	0.0	0.0	0.0	51.4	0.3311
TROCHU	892	0.0	0.0	0.0	0.0	245.0	0.2747
TWO HILLS	1,171	0.3	0.0	84.0	0.0	80.0	0.1403
VALLEYVIEW	2,218	0.0	0.0	0.0	0.0	0.0	0.0000
VEGREVILLE	5,276	9.1	32.9	83.1	628.4	77.6	0.1575
VERMILION	4,379	216.0	7.2	25.1	336.9	261.7	0.1934
VETERAN	312	0.0	0.0	0.0	0.0	0.0	0.0000
VULCAN	1,422	0.0	4.9	0.0	0.0	113.6	0.0833
WABAMUN	603	16.0	0.0	21.7	0.0	148.2	0.3083
WAINWRIGHT	4,713	26.4	8.1	0.0	0.0	759.5	0.1685
WARBURG	477	0.0	0.0	0.0	0.0	126.0	0.2642
WARNER	490	0.0	0.0	0.0	0.0	0.0	0.0000
WASKATENAU	276	6.3	0.0	0.0	0.0	0.0	0.0228
WEMBLEY	1,264	0.0	0.0	160.0	0.0	438.0	0.4731
WETASKIWIN	10,103	50.0	0.0	209.1	110.7	496.9	0.0858
WHITECOURT	6,360	200.0	100.0	1,040.0	0.0	832.0	0.3311
WILDWOOD	353	21.0	0.0	0.0	0.0	0.0	0.0595
WILLINGDON	371	1.2	0.0	2.3	0.0	0.0	0.0094
TOTAL	415,535	17,139.3	1,804.6	9,508.3	8,734.3	6,401.3	

TABLE 14

GROWTH CAPACITY OF VACANT AND DEVELOPING RESIDENTIAL PARCELS ASSUMING FULL OCCUPANCY OF UNUSED PARCELS

This table shows the calculated population carrying capacity for each municipality, using the total number (not just the total actually occupied) of dwellings. The occupancy rate indicated in the table will likely be somewhat lower than the actual occupancy rate.

The capacity is also shown as a percentage of the 1989 population of the municipality.

TABLE 14

GROWTH CAPACITY OF VACANT AND DEVELOPING RESIDENTIAL PARCELS
ASSUMING FULL OCCUPANCY OF UNUSED PARCELS

MUNICIPALITY	1989 POPULATION	1989 DWELLINGS	OCCUPANCY RATE	NUMBER OF VACANT LOTS	CAPACITY OF VACANT LOTS	POPULATION AT FULL OCCUPANCY	PERCENT GROWTH CAPACITY
ALLIANCE	220	100	2.20	36	123	343	56.0 %
AMISK	207	88	2.35	49	115	322	55.6 %
ARROWWOOD	140	66	2.12	16	34	174	24.2 %
BARNWELL	454	118	3.85	10	38	492	8.5 %
BARONS	294	115	2.56	16	41	335	13.9 %
BARRHEAD	4,014	1,663	2.41	48	116	4,130	2.9 %
BASHAW	829	350	2.37	63	149	978	18.0 %
BASSANO	1,186	450	2.64	25	66	1,252	5.6 %
BAWLF	375	120	3.13	16	50	425	13.4 %
BEAUMONT	4,386	1,300	3.37	323	1,089	5,475	24.8 %
BEAVERLODGE	1,808	643	2.80	132	370	2,178	20.4 %
BEISEKER	542	215	2.52	58	146	688	27.0 %
BENTLEY	841	320	2.63	25	66	907	7.8 %
BERWYN	661	240	2.75	54	148	809	22.5 %
BIG VALLEY	295	125	2.36	35	83	378	28.0 %
BITTERN LAKE	158	52	3.04	21	64	222	40.4 %
BLACK DIAMOND	1,481	543	2.72	27	73	1,554	5.0 %
BLACKFALDS	1,768	609	2.90	5	15	1,783	0.8 %
BLACKIE	266	95	2.80	0	0	266	0.0 %
BON ACCORD	1,355	390	3.47	67	232	1,587	17.2 %
BONNYVILLE	5,575	2,062	2.70	358	967	6,542	17.3 %
BOTHA	180	60	3.00	3	9	189	5.0 %
BOW ISLAND	1,566	578	2.71	122	331	1,897	21.1 %
BOWDEN	967	365	2.65	69	183	1,150	18.9 %
BOYLE	704	279	2.52	57	144	848	20.4 %
BRETON	557	248	2.25	53	119	676	21.4 %
BROOKS	9,464	3,300	2.87	45	129	9,593	1.4 %
BRUDERHEIM	1,176	412	2.85	173	493	1,669	41.9 %
BURDETT	278	85	3.27	141	461	739	165.9 %
CAMROSE	12,968	4,895	2.65	74	196	13,164	1.5 %
CANMORE	4,883	2,141	2.28	224	511	5,394	10.5 %
CARBON	429	170	2.52	31	78	507	18.2 %
CARDSTON	3,497	1,070	3.27	238	778	4,275	22.3 %
CARMANGAY	262	114	2.30	27	62	324	23.7 %
CAROLINE	387	192	2.02	74	149	536	38.6 %
CASTOR	1,030	430	2.40	23	55	1,085	5.4 %
CAYLEY	216	74	2.92	8	23	239	10.8 %
CEREAL	251	95	2.64	13	34	285	13.7 %
CHAMPION	358	161	2.22	53	118	476	32.9 %
CHIPMAN	239	95	2.52	49	123	362	51.7 %
CLARESHOLM	3,382	1,255	2.69	614	1,652	5,034	48.8 %
CLIVE	356	130	2.74	50	137	493	38.5 %
CLUNY	94	44	2.14	96	205	299	218.6 %
CLYDE	428	177	2.42	89	215	643	50.3 %
COALDALE	5,059	1,701	2.97	136	404	5,463	8.0 %
COALHURST	1,289	412	3.13	67	210	1,499	16.3 %
COCHRANE	4,337	1,446	3.00	181	543	4,880	12.5 %
COLD LAKE	3,572	1,328	2.69	148	398	3,970	11.1 %
CONSORT	686	260	2.64	23	61	747	8.9 %
COUTTS	359	135	2.66	23	61	420	17.0 %
COWLEY	290	100	2.90	8	23	313	8.0 %
CREMONA	354	136	2.60	33	86	440	24.2 %

TABLE 14

GROWTH CAPACITY OF VACANT AND DEVELOPING RESIDENTIAL PARCELS
ASSUMING FULL OCCUPANCY OF UNUSED PARCELS

MUNICIPALITY	1989 POPULATION	1989 DWELLINGS	OCCUPANCY RATE	NUMBER OF VACANT LOTS	CAPACITY OF VACANT LOTS	POPULATION AT FULL OCCUPANCY	PERCENT GROWTH CAPACITY
CROSSFIELD	1,480	488	3.03	85	258	1,738	17.4 %
CROWSNEST PASS	6,912	2,585	2.67	326	870	7,782	12.6 %
CZAR	190	81	2.35	17	40	230	21.0 %
DAYSLAND	685	313	2.19	34	74	759	10.9 %
DELIA	223	104	2.14	29	62	285	27.8 %
DERWENT	149	80	1.86	14	26	175	17.5 %
DEVON	3,956	1,359	2.91	180	524	4,480	13.2 %
DEWBERRY	210	79	2.66	41	109	319	51.9 %
DIDSBURY	3,197	1,199	2.67	92	246	3,443	7.7 %
DONALDA	237	114	2.08	31	64	301	27.2 %
DONNELLY	405	145	2.79	16	45	450	11.0 %
DUCHESS	430	150	2.87	35	100	530	23.4 %
EAGLESHAM	172	80	2.15	34	73	245	42.5 %
ECKVILLE	869	348	2.50	5	13	881	1.4 %
EDBERG	129	56	2.30	21	48	177	37.4 %
EDGERTON	399	160	2.49	22	55	454	13.7 %
EDSON	7,323	2,575	2.84	258	733	8,056	10.0 %
ELK POINT	1,391	635	2.19	132	289	1,680	20.8 %
ELNORA	266	126	2.11	37	78	344	29.3 %
ENTWISTLE	478	180	2.66	34	90	568	18.9 %
FAIRVIEW	3,281	1,063	3.09	333	1,029	4,310	31.4 %
FALHER	1,178	405	2.91	38	111	1,289	9.4 %
FERINTOSH	125	65	1.92	34	65	190	52.2 %
FOREMOST	595	220	2.70	28	76	671	12.7 %
FORESTBURG	936	414	2.26	25	56	992	6.0 %
FORT ASSINIBOINE	214	80	2.68	1	3	217	1.3 %
FORT MACLEOD	3,123	1,165	2.68	42	113	3,236	3.6 %
FORT McMURRAY	33,698	12,283	2.74	943	2,584	36,282	7.7 %
FORT SASKATCHEWAN	11,983	3,720	3.22	169	544	12,527	4.5 %
FOX CREEK	2,068	680	3.04	172	523	2,591	25.3 %
GADSBY	35	17	2.06	130	268	303	765.1 %
GALAHAD	176	79	2.23	44	98	274	55.8 %
GIBBONS	2,493	797	3.13	136	426	2,919	17.1 %
GLENWOOD	305	79	3.86	124	479	784	156.9 %
GRAND CENTRE	3,715	1,485	2.50	159	397	4,112	10.7 %
GRANUM	371	156	2.38	21	50	421	13.5 %
HAIRY HILL	75	50	1.50	25	38	112	50.0 %
HALKIRK	155	61	2.54	24	61	216	39.3 %
HARDISTY	642	280	2.29	106	243	885	37.8 %
HEISLER	220	82	2.68	27	72	292	32.9 %
HIGH PRAIRIE	2,817	930	3.03	105	318	3,135	11.3 %
HINES CREEK	513	170	3.02	59	178	691	34.7 %
HOLDEN	411	185	2.22	11	24	435	5.9 %
HUGHENDEN	276	111	2.49	10	25	301	9.0 %
HUSSAR	151	71	2.13	29	62	213	40.9 %
HYTHE	688	249	2.76	116	320	1,008	46.5 %
INNISFAIL	5,649	2,254	2.51	109	274	5,923	4.8 %
INNISFREE	219	115	1.90	20	38	257	17.4 %
IRMA	484	185	2.62	30	79	563	16.2 %
IRRICANA	769	237	3.24	55	178	947	23.2 %
IRVINE	301	105	2.87	61	175	476	58.2 %
KILLAM	1,032	380	2.72	22	60	1,092	5.8 %

TABLE 14

GROWTH CAPACITY OF VACANT AND DEVELOPING RESIDENTIAL PARCELS
ASSUMING FULL OCCUPANCY OF UNUSED PARCELS

MUNICIPALITY	1989 POPULATION	1989 DWELLINGS	OCCUPANCY RATE	NUMBER OF VACANT LOTS	CAPACITY OF VACANT LOTS	POPULATION AT FULL OCCUPANCY	PERCENT GROWTH CAPACITY
KITSCOTY	622	212	2.93	14	41	663	6.6 %
LAC LA BICHE	2,553	845	3.02	61	184	2,737	7.2 %
LACOMBE	6,110	2,318	2.64	214	565	6,675	9.2 %
LAMONT	1,536	379	2.65	100	265	1,801	17.3 %
LAVOY	126	45	2.80	25	70	196	55.6 %
LEDUC	13,363	4,497	2.97	148	440	13,803	3.3 %
LEGAL	949	298	3.18	143	455	1,404	47.9 %
LLOYDMINSTER	10,201	3,530	2.89	209	604	10,805	5.9 %
LOUGHEED	279	106	2.63	74	195	474	69.8 %
MAGRATH	1,637	500	3.27	45	147	1,784	9.0 %
MANNVILLE	778	340	2.29	67	153	931	19.7 %
MARWAYNE	516	195	2.65	53	140	656	27.2 %
MAYERTHORPE	1,414	505	2.80	41	115	1,529	8.1 %
MCLENNAN	1,045	375	2.79	156	435	1,480	41.6 %
MILK RIVER	861	355	2.43	73	177	1,038	20.6 %
MILO	114	55	2.07	20	41	155	36.3 %
MORINVILLE	5,542	1,717	3.23	238	769	6,311	13.9 %
MUNSON	152	50	3.04	17	52	204	34.0 %
MYRNAM	383	170	2.25	35	79	462	20.6 %
NAMPA	464	170	2.73	203	554	1,018	119.4 %
NANTON	1,564	627	2.49	117	291	1,855	18.6 %
NEW SAREPTA	355	124	2.86	30	86	441	24.2 %
NOBLEFORD	531	185	2.87	0	0	531	0.0 %
OKOTOKS	6,020	1,936	3.11	133	414	6,434	6.9 %
ONOWAY	647	278	2.33	175	408	1,055	63.0 %
OYEN	1,035	382	2.71	22	60	1,095	5.8 %
PEACE RIVER	6,504	2,375	2.74	600	1,644	8,148	25.3 %
PICTURE BUTTE	1,554	552	2.82	36	158	1,712	10.2 %
PINCHER CREEK	3,800	1,335	2.85	88	251	4,051	6.6 %
PLAMONDON	236	95	2.48	46	114	350	48.3 %
PONOKA	5,473	2,155	2.54	224	569	6,042	10.4 %
PROVOST	1,797	700	2.57	22	57	1,854	3.1 %
RAINBOW LAKE	1,146	280	4.09	25	102	1,248	8.9 %
RAYMOND	2,957	830	3.56	74	263	3,220	8.9 %
REDCLIFF	3,834	1,280	3.00	175	525	4,359	13.7 %
REDWATER	2,024	834	2.43	78	190	2,214	9.4 %
RIMBEY	1,748	699	2.50	125	313	2,060	17.9 %
ROCKYFORD	293	110	2.66	16	43	336	14.5 %
ROSALIND	214	75	2.85	16	46	260	21.3 %
RUMSEY	70	35	2.00	2	4	74	5.7 %
RYCROFT	672	255	2.64	49	129	801	19.3 %
RYLEY	500	195	2.56	15	38	538	7.7 %
SANGUDO	368	185	1.99	58	115	483	31.4 %
SEDGEWICK	877	335	2.62	47	123	1,000	14.0 %
SEXSMITH	1,256	395	3.18	111	353	1,609	28.1 %
SMOKY LAKE	1,045	468	2.23	98	219	1,264	20.9 %
SPIRIT RIVER	1,086	420	2.59	81	210	1,296	19.3 %
SPRUCE GROVE	12,332	3,929	3.14	181	568	12,900	4.6 %
ST. ALBERT	39,388	12,967	3.04	1,050	3,192	42,580	8.1 %
ST. PAUL	5,128	1,748	2.93	60	176	5,304	3.4 %
STANDARD	336	130	2.58	28	72	408	21.5 %
STAVELY	469	193	2.43	20	49	518	10.4 %

TABLE 14

GROWTH CAPACITY OF VACANT AND DEVELOPING RESIDENTIAL PARCELS
ASSUMING FULL OCCUPANCY OF UNUSED PARCELS

MUNICIPALITY	1989 POPULATION	1989 DWELLINGS	OCCUPANCY RATE	NUMBER OF VACANT LOTS	CAPACITY OF VACANT LOTS	POPULATION AT FULL OCCUPANCY	PERCENT GROWTH CAPACITY
STETTLER	5,147	1,930	2.67	225	601	5,748	11.7 %
STROME	267	110	2.43	53	129	396	48.2 %
SUNDRE	1,789	700	2.56	51	131	1,920	7.3 %
SWAN HILLS	2,407	933	2.58	30	77	2,484	3.2 %
SYLVAN LAKE	3,937	1,370	2.87	228	654	4,591	16.6 %
TABER	6,382	2,265	2.82	91	257	6,639	4.0 %
THORHILD	481	220	2.19	21	46	527	9.6 %
THORSBY	632	265	2.38	132	314	946	49.7 %
THREE HILLS	3,324	978	3.40	71	241	3,565	7.3 %
TILLEY	362	120	3.02	29	88	450	24.2 %
TOFIELD	1,542	605	2.55	74	189	1,731	12.2 %
TORRINGTON	209	75	2.79	10	28	237	13.3 %
TROCHU	892	355	2.51	31	78	970	8.7 %
TWO HILLS	1,171	522	2.24	208	466	1,637	39.8 %
VALLEYVIEW	2,218	727	3.05	24	73	2,291	3.3 %
VEGREVILLE	5,276	2,105	2.51	538	1,350	6,626	25.6 %
VERMILION	4,379	1,776	2.47	161	398	4,777	9.1 %
VETERAN	312	125	2.50	27	67	379	21.6 %
VULCAN	1,422	624	2.28	163	372	1,794	26.1 %
WABAMUN	603	232	2.60	63	164	767	27.2 %
WAINWRIGHT	4,713	1,935	2.44	59	144	4,857	3.1 %
WARBURG	477	180	2.65	92	244	721	51.1 %
WARNER	490	188	2.61	63	164	654	33.6 %
WASKATENAU	276	130	2.12	30	64	340	23.0 %
WEMBLEY	1,264	366	3.45	66	228	1,492	18.0 %
WETASKIWIN	10,103	4,173	2.42	151	365	10,468	3.6 %
WHITECOURT	6,560	2,241	2.93	381	1,116	7,676	17.0 %
WILDWOOD	353	153	2.31	11	25	378	7.2 %
WILLINGDON	371	160	2.32	31	72	443	19.4 %
TOTALS	415,535	149,118		17,872	49,146	464,681	
AVERAGES			2.66				27.3 %

TABLE 15

YEARS OF GROWTH CAPACITY CALCULATED USING ALTERNATIVE GROWTH RATES EXPERIENCED IN PERIODS 1979–84, 1984–89 and 1979–89

This table presents the number of years calculated that would be necessary to absorb the inventories of vacant housing and lots in each municipality. The periods of absorption were calculated by using the compound growth rates, present population, and population capacities developed on Table 14.

Note:
- The occupancy rate uses the 'total dwellings' for a municipality. Thus the actual occupancy rate may be somewhat higher than is shown.
- Potential population capacity (third column) indicates what the total population could be based on the occupancy rate, 1989 population and total dwellings.

TABLE 15

YEARS OF GROWTH CAPACITY CALCULATED USING ALTERNATIVE GROWTH RATES EXPERIENCED IN PERIODS 1979-84, 1984-89, AND 1979-89

MUNICIPALITY	1989 POPULATION	POTENTIAL POPULATION CAPACITY	AVERAGE COMPOUND GROWTH RATES 1979-84	1984-89	1979-89	YEARS OF GROWTH CAPACITY AT % GROWTH EXPERIENCED 1979-84	1984-89	1979-89
ALLIANCE	220	343	-1.8	1.12	-0.3		40	
AMISK	207	322	4.76	-0.4	2.10	10		21
ARROWWOOD	140	174	0.38	-2.3	-1.0	57		
BARNWELL	454	492	0.96	3.45	2.20	8	2	4
BARONS	294	335	3.36	-2.5	0.38	4		34
BARRHEAD	4,014	4,130	2.34	0.84	1.59	1	3	2
BASHAW	829	978	0.11	-1.0	-0.4	10		
BASSANO	1,186	1,252	0.88	-0.2	0.32	6		17
BAWLF	375	425	4.31	0.37	2.32	3	34	5
BEAUMONT	4,386	5,475	17.5	4.80	10.9	1	5	2
BEAVERLODGE	1,808	2,178	3.32	-1.3	0.94	6		20
BEISEKER	542	688	5.32	-3.5	0.80	5		30
BENTLEY	841	907	1.08	-0.7	0.15	7		50
BERWYN	661	809	5.28	-0.3	2.40	4		9
BIG VALLEY	295	378	0.91	-3.9	-1.5	27		
BITTERN LAKE	158	222	1.79	0.64	1.21	19	53	28
BLACK DIAMOND	1,481	1,554	2.65	-0.8	0.89	2		5
BLACKFALDS	1,768	1,783	4.02	1.83	2.92	0	0	0
BON ACCORD	1,355	1,587	4.27	-1.0	1.60	4		10
BONNYVILLE	5,573	6,542	5.45	3.09	4.27	3	5	4
BOTHA	180	189	3.49	-1.0	1.18	1		4
BOW ISLAND	1,566	1,897	1.40	0.87	1.14	14	22	17
BOWDEN	967	1,150	2.46	-1.0	0.67	7		26
BOYLE	704	848	2.06	0.75	1.41	9	25	13
BRETON	557	676	0.63	0.32	0.47	31	61	41
BROOKS	9,464	9,593	3.42	0.09	1.74	0	13	1
BRUDERHEIM	1,176	1,669	10.5	-1.0	4.58	4		8
BURDETT	278	739	2.31	2.14	2.22	43	46	45
CAMROSE	12,968	13,164	2.60	0.33	1.46	1	5	1
CANMORE	4,883	5,394	5.54	4.00	4.77	2	3	2
CARBON	429	507	-0.6	-0.4	-0.5			
CARDSTON	3,497	4,273	3.10	-0.2	1.40	7		14
CARMANGAY	262	324	-0.5	-0.7	-0.6			
CAROLINE	387	536	2.55	-2.1	0.18	13		75
CASTOR	1,030	1,085	-1.4	-1.7	-1.5			
CAYLEY	216	239	7.98	-1.4	3.17	1		3
CEREAL	251	285	1.75	-0.0	0.83	7		15
CHAMPION	358	476	0.48	-1.1	-0.3	59		
CHIPMAN	239	362	-4.8	-3.1	-4.0			
CLARESHOLM	3,382	5,034	0.39	-0.6	-0.1	02		
CLIVE	356	493	2.79	-0.4	1.13	12		29
CLUNY	94	299	3.16	-3.2	-0.1	37		
CLYDE	428	643	-1.2	2.62	0.67		16	61
COALDALE	5,059	5,463	2.06	1.19	1.62	4	6	5
COALHURST	1,289	1,499	9.25	0.66	4.87	2	23	3
COCHRANE	4,337	4,880	11.8	1.40	6.50	1	8	2
COLD LAKE	3,572	3,970	9.67	7.26	8.46	1	2	1
CONSORT	686	747	0.74	1.65	1.19	12	5	7
COUTTS	359	420	-0.3	-2.1	-1.2			
COWLEY	290	313	-1.8	-0.9	-1.3			
CREMONA	354	440	11.0	-2.8	3.83	2		6
CROSSFIELD	1,480	1,738	8.37	0.71	4.47	2	23	4
CROWSNEST PASS	6,912	7,782	0.63	-1.8	-0.5	19		

TABLE 15

YEARS OF GROWTH CAPACITY CALCULATED USING ALTERNATIVE GROWTH RATES
EXPERIENCED IN PERIODS 1979-84, 1984-89, AND 1979-89

MUNICIPALITY	1989 POPULATION	POTENTIAL POPULATION CAPACITY	AVERAGE COMPOUND GROWTH RATES 1979-84	1984-89	1979-89	YEARS OF GROWTH CAPACITY AT % GROWTH EXPERIENCED 1979-84	1984-89	1979-89
CZAR	190	230	-0.6	0.64	0		30	0
DAYSLAND	685	759	1.91	-0.6	0.60	5		17
DELIA	223	285	0.59	-1.3	-0.3	42		
DERWENT	149	175	-0.6	0.96	0.13		17	24
DEVON	3,956	4,480	2.49	0.12	1.30	5	04	10
DEWBERRY	210	319	2.98	2.02	2.50	14	21	17
DIDSBURY	3,197	3,443	3.60	-0.5	1.50	2		5
DONALDA	237	301	1.01	-2.2	-0.6	24		
DONNELLY	405	450	2.35	1.17	1.76	5	9	6
DUCHESS	430	530	0.42	0.04	0.23	50	11	91
EAGLESHAM	172	245	-2.5	-3.0	-2.8			
ECKVILLE	869	881	0.67	0.63	0.65	2	2	2
EDBERG	129	177	1.38	-2.9	-0.8	23		
EDGERTON	399	454	1.39	0.50	0.95	9	26	14
EDSON	7,323	8,056	5.64	0.59	3.08	2	16	3
ELK POINT	1,391	1,680	1.92	4.56	3.23	10	4	6
ELNORA	266	344	0.98	1.16	1.07	26	22	24
ENTWISTLE	478	568	0.74	0.42	0.58	23	41	30
FAIRVIEW	3,281	4,310	1.33	0.28	0.80	21	98	34
FALHER	1,178	1,289	0.44	-0.1	0.13	21		69
FERINTOSH	125	190	-1.3	-4.2	-2.7			
FOREMOST	595	671	2.93	-0.7	1.08	4		11
FORESTBURG	936	992	1.19	-0.4	0.38	5		15
FORT ASSINIBOINE	214	217	3.29	0	1.63	0	0	1
FORT MACLEOD	3,123	3,236	0.10	-0.1	0	36		0
FORT McMURRAY	33,698	36,282	6.50	-0.9	2.70	1		3
FORT SASKATCHEWAN	11,983	12,527	2.97	-0.7	1.07	2		4
FOX CREEK	2,068	2,591	1.77	0.89	1.33	13	25	17
GADSBY	35	303	3.13	-8.9	-3.1	70		
GALAHAD	176	274	-0.2	-0.6	-0.4			
GIBBONS	2,493	2,919	11.6	-0.9	5.16	1		3
GLENWOOD	305	784	4.16	1.58	2.86	23	60	33
GRAND CENTRE	3,715	4,112	2.46	3.06	2.76	4	3	4
GRANUM	371	421	-1.2	-1.4	-1.3			
HAIRY HILL	75	112	-5.5	0.81	-2.4		51	
HALKIRK	155	216	1.03	-0.6	0.19	32		81
HARDISTY	642	885	0.26	-1.1	-0.4	24		
HEISLER	220	292	-0.2	0.74	0.23		38	23
HIGH PRAIRIE	2,817	3,135	2.49	1.77	2.13	4	6	5
HINES CREEK	513	691	1.01	-0.6	0.19	30		99
HOLDEN	411	435	1.81	-0.8	0.44	3		13
HUGHENDEN	276	301	-1.2	1.91	0.33		5	26
HUSSAR	151	213	-1.7	-2.9	-2.3			
HYTHE	688	1,008	6.20	0.20	3.16	6	65	12
INNISFAIL	5,649	5,923	4.55	0.77	2.64	1	6	2
INNISFREE	219	257	-0.9	-2.9	-1.9			
IRMA	484	563	-0.4	0.37	-0.0		41	
IRRICANA	769	947	12.9	1.15	6.88	2	18	3
IRVINE	301	476	1.38	-3.5	-1.0	33		
KILLAM	1,032	1,092	1.26	0.61	0.93	5	9	6
KITSCOTY	622	663	3.14	1.23	2.18	2	5	3
LAC LA BICHE	2,553	2,737	2.40	2.63	2.51	3	3	3
LACOMBE	6,110	6,675	5.98	0.51	3.21	2	17	3

TABLE 15

YEARS OF GROWTH CAPACITY CALCULATED USING ALTERNATIVE GROWTH RATES EXPERIENCED IN PERIODS 1979-84, 1984-89, AND 1979-89

MUNICIPALITY	1989 POPULATION	POTENTIAL POPULATION CAPACITY	AVERAGE COMPOUND GROWTH RATES 1979-84	1984-89	1979-89	YEARS OF GROWTH CAPACITY AT % GROWTH EXPERIENCED 1979-84	1984-89	1979-89
LAMONT	1,536	1,801	6.05	-1.6	2.10	3		8
LAVOY	126	196	3.10	-1.2	0.91	14		49
LEDUC	13,363	13,803	2.51	1.39	1.95	1	2	2
LEGAL	949	1,404	0.19	-1.8	-0.8	50		
LLOYDMINSTER	10,201	10,805	4.14	2.02	3.07	1	3	2
LOUGHEED	279	474	2.83	1.34	2.08	19	40	26
MAGRATH	1,637	1,784	1.48	0.76	1.12	6	11	8
MANNVILLE	778	931	2.96	-0.2	1.34	6		13
MARWAYNE	516	656	2.12	0.63	1.37	11	38	18
MAYERTHORPE	1,414	1,529	2.84	-0.8	0.98	3		8
MCLENNAN	1,045	1,480	-0.6	-2.3	-1.4			
MILK RIVER	861	1,038	1.89	-0.7	0.36	10		33
MILO	114	155	3.18	-0.5	1.31	10		24
MORINVILLE	5,342	6,311	9.18	1.00	5.01	1	13	3
MUNSON	152	204	9.04	0.53	4.70	3	56	6
MYRNAM	383	462	-0.6	-0.7	-0.7			
NAMPA	464	1,018	4.32	1.29	2.80	19	61	28
NANTON	1,564	1,855	3.41	-1.3	1.02	5		17
NEW SAREPTA	355	441	10.3	-5.0	2.32	2		9
OKOTOKS	6,020	6,434	28.3	4.12	15.5	0	2	0
ONOWAY	647	1,055	5.99	-0.6	2.61	8		19
OYEN	1,035	1,095	0	0.53	0.26	0	11	22
PEACE RIVER	6,304	8,148	1.20	1.48	1.34	19	15	17
PICTURE BUTTE	1,554	1,712	3.28	-0.1	1.57	3		6
PINCHER CREEK	3,800	4,051	-0.5	0.46	-0.0		14	
PLAMONDON	236	350	2.80	-2.7	0	14		0
PONOKA	5,473	6,042	1.50	0.94	1.22	7	11	8
PROVOST	1,797	1,854	3.24	0.71	1.97	1	4	2
RAINBOW LAKE	1,146	1,248	1.21	6.00	3.58	7	1	2
RAYMOND	2,957	3,220	3.44	-1.2	1.08	3		8
REDCLIFF	3,834	4,359	1.89	0.10	0.99	7		13
REDWATER	2,024	2,214	4.43	-1.6	1.36	2		7
RIMBEY	1,748	2,060	1.83	-1.1	0.35	9		47
ROCKYFORD	293	336	0.24	-2.0	-0.9	57		
ROSALIND	214	260	1.15	1.66	1.41	17	12	14
RUMSEY	70	74	-1.8	-5.5	-3.6			
RYCROFT	672	801	6.41	-1.7	2.24	3		8
RYLEY	500	538	-0.2	-1.6	-0.9			
SANGUDO	368	483	-1.3	-1.8	-1.6			
SEDGEWICK	877	1,000	1.73	-1.0	0.34	8		39
SEXSMITH	1,256	1,609	2.29	1.05	1.67	11	24	15
SMOKY LAKE	1,043	1,264	0.77	-2.1	-0.6	25		
SPIRIT RIVER	1,086	1,296	1.59	-0.3	0.62	11		29
SPRUCE GROVE	12,332	12,900	7.99	1.28	4.58	1	4	1
ST. ALBERT	39,388	42,580	4.34	2.08	3.20	2	4	2
ST. PAUL	5,128	5,304	1.05	0.65	0.85	3	5	4
STANDARD	336	408	0.81	-2.3	-0.7	24		
STAVELY	469	518	1.60	-3.0	-0.7	6		
STETTLER	5,147	5,748	1.80	0.04	0.92	6	20	12
STROME	267	396	0.57	-1.0	-0.2	69		
SUNDRE	1,789	1,920	2.50	0.44	1.47	3	16	5
SWAN HILLS	2,407	2,484	-0.4	-0.7	-0.5			
SYLVAN LAKE	3,937	4,591	2.46	0.82	1.64	6	19	9

TABLE 13

YEARS OF GROWTH CAPACITY CALCULATED USING ALTERNATIVE GROWTH RATES EXPERIENCED IN PERIODS 1979-84, 1984-89, AND 1979-89

MUNICIPALITY	1989 POPULATION	POTENTIAL POPULATION CAPACITY	AVERAGE COMPOUND GROWTH RATES 1979-84	1984-89	1979-89	YEARS OF GROWTH CAPACITY AT % GROWTH EXPERIENCED 1979-84	1984-89	1979-89
TABER	6,382	6,639	2.81	-0.0	1.39	1		3
THORHILD	481	527	0.98	-3.2	-1.1	9		
THORSBY	632	946	-1.3	-3.0	-2.1			
THREE HILLS	3,324	3,565	14.0	-1.2	6.14	1		1
TILLEY	362	450	1.21	0.22	0.71	18	99	31
TOFIELD	1,542	1,731	2.64	-0.2	1.19	4		10
TORRINGTON	209	237	-1.4	-1.8	-1.6			
TROCHU	892	970	0.64	0.27	0.45	13	31	19
TWO HILLS	1,171	1,637	0.06	-2.5	-1.2	47		
VALLEYVIEW	2,218	2,291	5.39	-0.1	2.59	1		1
VEGREVILLE	5,276	6,626	4.16	0.09	2.11	6	-3	11
VERMILION	4,379	4,777	1.75	3.04	2.39	5	3	4
VETERAN	312	379	1.10	-0.3	0.35	18		56
VULCAN	1,422	1,794	-0.0	-1.1	-0.6			
WABAMUN	603	767	2.04	-3.0	-0.5	12		
WAINWRIGHT	4,713	4,857	2.24	0.49	1.36	1	6	2
WARBURG	477	721	2.62	-2.8	-0.1	16		
WARNER	490	654	2.07	0.37	1.22	14	78	24
WASKATENAU	276	340	-0.1	-0.7	-0.4			
WEMBLEY	1,264	1,492	7.68	0.89	4.23	2	19	4
WETASKIWIN	10,103	10,468	3.12	0.16	1.63	1	22	2
WHITECOURT	6,560	7,676	2.59	3.93	3.26	6	4	5
WILDWOOD	353	378	-0.3	-4.7	-2.5			
WILLINGDON	371	443	2.75	-0.7	0.96	7		19
TOTALS/AVERAGES	414,738	463,884				11	20	13

APPENDIX 3

ALBERTA MUNICIPAL AFFAIRS
PLANNING SERVICES DIVISION
RESEARCH AND DEVELOPMENT BRANCH

1989 MUNICIPAL LOT AND LAND INVENTORY STUDY.

Municipality _____ Municipal Status _____

Respondent _____ Title _____

1. INVENTORY OF VACANT, SERVICED LOTS AVAILABLE FOR SALE AND USE.

Includes vacant lots which are available for sale, having been subdivided and zoned for the final use and serviced to the standards required by the municipality. Please provide the area of lots in ACRES.

Land Use	NUMBER OF LOTS OWNED BY THE PUBLIC SECTOR		NUMBER OF LOTS OWNED BY THE PRIVATE SECTOR		AREA OF LOTS OWNED BY THE PUBLIC SECTOR		AREA OF LOTS OWNED BY THE PRIVATE SECTOR	
	1989	1988 (LOTS)	1989	1988 (LOTS)	1989	1988 (ACRES)	1989	1988 (ACRES)
Residential	_____	( )	_____	( )	____._	( )	____._	( )
Commercial	_____	( )	_____	( )	____._	( )	____._	( )
Industrial	_____	( )	_____	( )	____._	( )	____._	( )
Other Uses	_____	( )	_____	( )	____._	( )	____._	( )

2. INVENTORY OF LANDS CURRENTLY UNDER APPLICATION FOR SUBDIVISION

Includes lands under active application for subdivision and subdivided lands which have additional development and servicing requirements to complete prior to the release for sale to builders or final users. Please provide the area in ACRES.

Land Use	NUMBER OF LOTS OWNED BY THE PUBLIC SECTOR		NUMBER OF LOTS OWNED BY THE PRIVATE SECTOR		AREA OF LOTS OWNED BY THE PUBLIC SECTOR		AREA OF LOTS OWNED BY THE PRIVATE SECTOR	
	1989	1988 (LOTS)	1989	1988 (LOTS)	1989	1988 (ACRES)	1989	1988 (ACRES)
Residential	_____	( )	_____	( )	____._	( )	____._	( )
Commercial	_____	( )	_____	( )	____._	( )	____._	( )
Industrial	_____	( )	_____	( )	____._	( )	____._	( )
Other Uses	_____	( )	_____	( )	____._	( )	____._	( )

3. RAW LAND BANKS FOR LONG TERM GROWTH AND DEVELOPMENT

Includes lands which have been annexed for long term growth and development of the community. There is no active subdivision but future land uses may have been established in the General Municipal Plan, Area Structure Plans or under the Land Use Bylaw. Please provide the area in ACRES.

LAND USE DESIGNATED UNDER THE LAND USE BYLAW	AREA OF LAND OWNED BY THE PUBLIC SECTOR		AREA OF LAND OWNED BY THE PRIVATE SECTOR	
	1989	1988 (ACRES)	1989	1988 (ACRES)
Residential	_____._	( )	_____._	( )
Commercial	_____._	( )	_____._	( )
Industrial	_____._	( )	_____._	( )
Agricultural	_____._	( )	_____._	( )
Urban Reserve	_____._	( )	_____._	( )